



## sheet schedule

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| SD3.03 | BUILDING ELEVATIONS | SD7.01 | SURVEY PLAN              |
|        |                     | SD7.02 | SITE LAYOUT PLAN         |

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## THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

## COVER PAGE

SCALE:

## RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD0.01



meridian apartments - keystone



point apartments - keystone



lincoln apartments - keystone (under construction)



200 st looking south

## location

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON THE SOUTHEAST CORNER OF MICHAUD CRESCENT AND 200 STREET.

linwood park

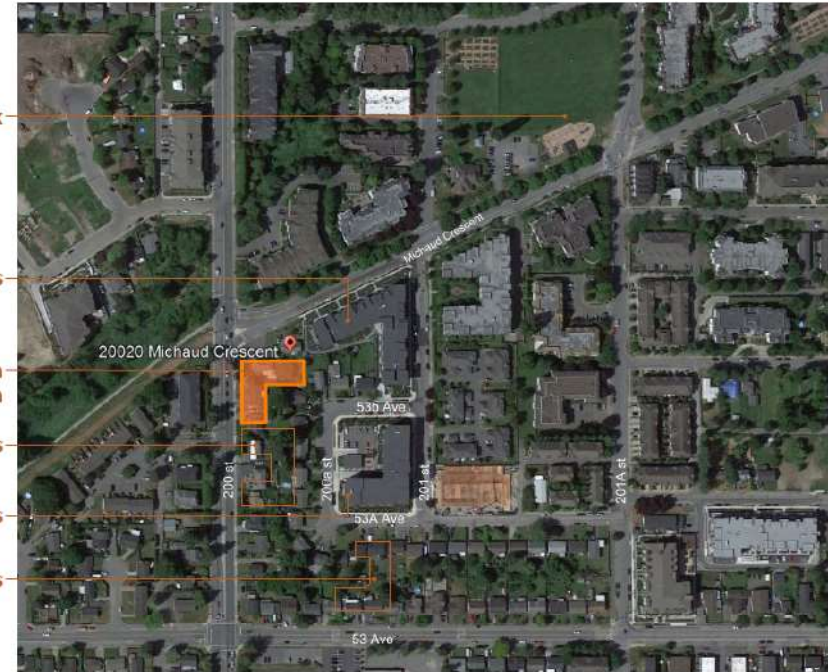
point apartments

the hudson  
development location

lincoln apartments

meridian apartments

ra 53a apartments



location map



aerial view looking n/e

meridian apartments

lincoln apartments

the hudson  
development location



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## THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 53B STREET, CITY OF LANGLEY, BC

## CONTEXT PLANS

SCALE: N.T.S.



## RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD1.01

## 0.1.0 project data

|                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT:                                                          | THE HUDSON                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PROPOSED ZONING:                                                  | CD (COMPREHENSIVE DEVELOPMENT ZONE)                                                                                                                                                                                                                                                                                                                                                                                                                              |
| EXISTING ZONING:                                                  | R51 (SINGLE FAMILY RESIDENTIAL)                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CIVIC ADDRESS:                                                    | 5370 200 STREET; 5380 200 STREET; 20010 MICHAUD CRESCENT; 20020 MICHAUD CRESCENT; 5371 200A STREET; 5381 200A STREET; 20031 538 STREET                                                                                                                                                                                                                                                                                                                           |
| LEGAL DESCRIPTION (CORRESPONDING WITH ADDRESS ORDER):             | LOT 43 DISTRICT LOT 305 GROUP 2 NWD PLAN 31810; LOT 42 DISTRICT LOT 305 GROUP 2 NWD PLAN 31810; LOT 56 DISTRICT LOT 305 GROUP 2 NWD PLAN 32496; LOT 57 DISTRICT LOT 305 GROUP 2 NWD PLAN 32496; LOT 94 DISTRICT LOT 305 GROUP 2 NWD PLAN 33845; LOT 95 DISTRICT LOT 305 GROUP 2 NWD PLAN 33845; LOT 96 DISTRICT LOT 305 GROUP 2 NWD PLAN 33845                                                                                                                   |
| VARIANCES APPLIED FOR:                                            | WALL-MOUNT BIKE STALL PERMITTED; 40%, PROVIDED : 49%                                                                                                                                                                                                                                                                                                                                                                                                             |
| BYLAW EXEMPTIONS:                                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| BUILDING AREA DEFINITION (BCBC 2018):                             | THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS.                                                                                                                                                                                                                                                                            |
| FSR DEFINITION (ZONING):                                          | THE GROSS FLOOR AREA (GFA) DIVIDED BY THE SITE'S (LOT'S) AREA.                                                                                                                                                                                                                                                                                                                                                                                                   |
| GROSS FLOOR AREA DEFINITION (ZONING):                             | ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.                                                                                                                                                                                                                                                                                            |
| FINISHED GRADE (ZONING):                                          | THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.                                                                                                                                                                                                                                                                                                                                                                   |
| PROPOSED GRADE (ZONING):                                          | THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.                                                                                                                                                            |
| BUILDING HEIGHT DEFINITION (ZONING):                              | FOR ALL OTHER USES WHERE MEASURED IN METRES, THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND FOR ALL OTHER USES WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.                                                                                                                                                                         |
| MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):                     | 6 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2)                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MINIMUM BUILDING ELEVATION:                                       | REQUIRED - XX.XXm (FROM CIVIL ENGINEER); PROPOSED - XX.XXm                                                                                                                                                                                                                                                                                                                                                                                                       |
| FINISHED GRADE (ZONING):                                          | 9.92m                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| LOWEST AVERAGE GRADE (BCBC 2018):                                 | 9.72m                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PROPOSED BUILDING HEIGHT (ZONING):                                | 6 STOREY - 19.01m (REFER TO BUILDING HEIGHT DEFINITION ABOVE)                                                                                                                                                                                                                                                                                                                                                                                                    |
| PROPOSED BUILDING HEIGHT (BCBC 2018):                             | 6 STOREY - 15.89m (REFER TO BCBC 2018, GROUP C 3.2.2.50 (1)(c))                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1ST STOREY TO UPPERMOST FLOOR LEVEL:                              | MAXIMUM - 18m (BCBC 2018, GROUP C 3.2.2.50 (1)(c), GROUP D 3.2.2.58 (1)(c)); PROPOSED - 15.89m                                                                                                                                                                                                                                                                                                                                                                   |
| 1ST STOREY TO UPPERMOST COMBUSTIBLE ROOF:                         | MAXIMUM - 25m (BCBC 2018, GROUP C 3.2.2.50 (2)(c), GROUP D 3.2.2.58 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m)                                                                                                                                                                                                                                                                                                                                          |
| PROPOSED - 22.22m                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:                       | MAXIMUM - 20m (BCBC 2018 3.2.5.6(2)); PROPOSED - 17.89m                                                                                                                                                                                                                                                                                                                                                                                                          |
| SITE AREA ("LOT" PER ZONING):                                     | GROSS: 56,154 SF (5.217 SM) (1.29 ACRES)<br>NET (AFTER DEDICATIONS): 53,607 SF (4,980 SM) (1.23 ACRES)                                                                                                                                                                                                                                                                                                                                                           |
| LOT COVERAGE:                                                     | 18,822 SF / 56,154 SF = 33.5%                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| BUILDING AREA:                                                    | WEST OF FIREWALL: 14,167 SF (1,316.16 SM); EAST OF FIREWALL: 4,655 SF (432.46 SM)                                                                                                                                                                                                                                                                                                                                                                                |
| GROSS FLOOR AREA (NOT INCLUDING PARKADE) :                        | 110,186 SF (10,236.6 SM)                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| GROSS FLOOR AREA (PARKADE ONLY):                                  | 46,861 SF (4,353.51 SM)                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| FSR:                                                              | 110,186 SF / 56,154 SF (SITE AREA) = 1.96                                                                                                                                                                                                                                                                                                                                                                                                                        |
| DENSITY (UNITS/HA):                                               | 113/0.5217 = 217 UNITS PER HECTARE                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SETBACKS:                                                         | NORTH: 6.0m<br>NORTHEAST: 4.0m (SEE VARIANCE REQUEST ABOVE)<br>EAST: 6.0m (FROM ROAD DEDICATION ALONG SOUTHEAST P/L)<br>SOUTH: 4.0m (SEE VARIANCE REQUEST ABOVE)<br>WEST: 4.0m (FROM ROAD DEDICATION P/L; SEE VARIANCE REQUEST ABOVE)                                                                                                                                                                                                                            |
| NUMBER OF STREETS:                                                | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| GARBAGE & RECYCLING REQUIREMENTS (PER VANCOUVER TECHNICAL SPECS): | REQUIRED GARBAGE AND RECYCLING SPACE: [(0.31 SM x DWELLING UNITS (DU)) + 8 SM = (0.31 SM x 113 DU) + 8 SM = 43.03 SM (463 SF)<br>RECYCLING SPACE AS PART OF OVERALL: [(0.16 SM x DWELLING UNITS (DU)) + 5 SM = (0.16 SM x 113 DU) + 5 SM = 23.08 SM (248 SF)<br>ADDITIONAL "FLEX SPACE": (RECYCLING SPACE/2) = (23.08 SM/2) = 11.54 SM (124 SF)<br><br>TOTAL REQUIRED SPACE = 43.03 SM + 11.54 SM = 54.57 SM (587 SF)<br>TOTAL PROVIDED SPACE = 73.7 SM (793 SF) |
| AMENITY SPACE:                                                    | REQUIRED: INDOOR AMENITY SPACE 2.3 SM (24.76 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS. 24.76 SF x 113 UNITS = 2,798 SF (260 SM).<br>PROVIDED: 4,766 SF (442.74 SM)                                                                                                                                                                                                                                                                  |

## 0.2.0 gross floor area summary notes

1. GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF EXTERIOR SHEATHING. NO EXCLUSIONS.

## 0.2.1 gross floor area summary (level)

| LEVEL / AREA TYPE       | AREA SF          | AREA m <sup>2</sup>           | AREA %        | COMMENTS |
|-------------------------|------------------|-------------------------------|---------------|----------|
| <b>P1 LEVEL</b>         |                  |                               |               |          |
| CIRCULATION             | 377 SF           | 35.01 m <sup>2</sup>          | 0.2%          |          |
| PARKADE                 | 43903 SF         | 4078.69 m <sup>2</sup>        | 28.0%         |          |
| SERVICE ROOMS/SHAFTS    | 677 SF           | 62.93 m <sup>2</sup>          | 0.4%          |          |
| STORAGE                 | 1904 SF          | 176.88 m <sup>2</sup>         | 1.2%          |          |
|                         | <b>46861 SF</b>  | <b>4353.51 m<sup>2</sup></b>  | <b>29.8%</b>  |          |
| <b>1ST LEVEL</b>        |                  |                               |               |          |
| CIRCULATION             | 3308 SF          | 307.33 m <sup>2</sup>         | 2.1%          |          |
| INDOOR AMENITY          | 4766 SF          | 442.74 m <sup>2</sup>         | 3.0%          |          |
| OFFICE                  | 136 SF           | 12.65 m <sup>2</sup>          | 0.1%          |          |
| RESIDENTIAL             | 10149 SF         | 942.88 m <sup>2</sup>         | 6.5%          |          |
| SERVICE ROOMS/SHAFTS    | 50 SF            | 4.64 m <sup>2</sup>           | 0.0%          |          |
| STORAGE                 | 89 SF            | 8.29 m <sup>2</sup>           | 0.1%          |          |
|                         | <b>18498 SF</b>  | <b>1718.53 m<sup>2</sup></b>  | <b>11.8%</b>  |          |
| <b>2ND LEVEL</b>        |                  |                               |               |          |
| CIRCULATION             | 1885 SF          | 175.13 m <sup>2</sup>         | 1.2%          |          |
| RESIDENTIAL             | 15707 SF         | 1459.24 m <sup>2</sup>        | 10.0%         |          |
| SERVICE ROOMS/SHAFTS    | 50 SF            | 4.62 m <sup>2</sup>           | 0.0%          |          |
| STORAGE                 | 487 SF           | 45.26 m <sup>2</sup>          | 0.3%          |          |
|                         | <b>18129 SF</b>  | <b>1684.26 m<sup>2</sup></b>  | <b>11.5%</b>  |          |
| <b>3RD LEVEL</b>        |                  |                               |               |          |
| CIRCULATION             | 1842 SF          | 171.16 m <sup>2</sup>         | 1.2%          |          |
| RESIDENTIAL             | 16271 SF         | 1511.59 m <sup>2</sup>        | 10.4%         |          |
| SERVICE ROOMS/SHAFTS    | 50 SF            | 4.65 m <sup>2</sup>           | 0.0%          |          |
| STORAGE                 | 487 SF           | 45.26 m <sup>2</sup>          | 0.3%          |          |
|                         | <b>18650 SF</b>  | <b>1732.68 m<sup>2</sup></b>  | <b>11.9%</b>  |          |
| <b>4TH LEVEL</b>        |                  |                               |               |          |
| CIRCULATION             | 1842 SF          | 171.16 m <sup>2</sup>         | 1.2%          |          |
| RESIDENTIAL             | 16271 SF         | 1511.63 m <sup>2</sup>        | 10.4%         |          |
| SERVICE ROOMS/SHAFTS    | 50 SF            | 4.62 m <sup>2</sup>           | 0.0%          |          |
| STORAGE                 | 487 SF           | 45.26 m <sup>2</sup>          | 0.3%          |          |
|                         | <b>18650 SF</b>  | <b>1732.68 m<sup>2</sup></b>  | <b>11.9%</b>  |          |
| <b>5TH LEVEL</b>        |                  |                               |               |          |
| CIRCULATION             | 1842 SF          | 171.16 m <sup>2</sup>         | 1.2%          |          |
| RESIDENTIAL             | 15750 SF         | 1463.19 m <sup>2</sup>        | 10.0%         |          |
| SERVICE ROOMS/SHAFTS    | 50 SF            | 4.62 m <sup>2</sup>           | 0.0%          |          |
| STORAGE                 | 487 SF           | 45.26 m <sup>2</sup>          | 0.3%          |          |
|                         | <b>18129 SF</b>  | <b>1684.24 m<sup>2</sup></b>  | <b>11.5%</b>  |          |
| <b>6TH LEVEL</b>        |                  |                               |               |          |
| CIRCULATION             | 1842 SF          | 171.16 m <sup>2</sup>         | 1.2%          |          |
| RESIDENTIAL             | 15750 SF         | 1463.21 m <sup>2</sup>        | 10.0%         |          |
| SERVICE ROOMS/SHAFTS    | 50 SF            | 4.62 m <sup>2</sup>           | 0.0%          |          |
| STORAGE                 | 487 SF           | 45.26 m <sup>2</sup>          | 0.3%          |          |
|                         | <b>18129 SF</b>  | <b>1684.26 m<sup>2</sup></b>  | <b>11.5%</b>  |          |
| <b>AREA GRAND TOTAL</b> | <b>157047 SF</b> | <b>14590.15 m<sup>2</sup></b> | <b>100.0%</b> |          |

## 0.2.2 gross floor area summary (area type)

| LEVEL / AREA TYPE       | AREA SF          | AREA m <sup>2</sup>           | AREA %        | COMMENTS |
|-------------------------|------------------|-------------------------------|---------------|----------|
| CIRCULATION             | 12940 SF         | 1202.12 m <sup>2</sup>        | 8.2%          |          |
| INDOOR AMENITY          | 4766 SF          | 442.74 m <sup>2</sup>         | 3.0%          |          |
| OFFICE                  | 136 SF           | 12.65 m <sup>2</sup>          | 0.1%          |          |
| PARKADE                 | 43903 SF         | 4078.69 m <sup>2</sup>        | 28.0%         |          |
| RESIDENTIAL             | 89897 SF         | 8351.74 m <sup>2</sup>        | 57.2%         |          |
| SERVICE ROOMS/SHAFTS    | 977 SF           | 90.73 m <sup>2</sup>          | 0.6%          |          |
| STORAGE                 | 4429 SF          | 411.47 m <sup>2</sup>         | 2.8%          |          |
| <b>AREA GRAND TOTAL</b> | <b>157047 SF</b> | <b>14590.15 m<sup>2</sup></b> | <b>100.0%</b> |          |



## THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

## PROJECT DATA

SCALE:

## RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD1.10

## 0.3.0 unit count summary

| UNIT TYPE                | UNIT COUNT | UNIT TYPE %   | COMMENTS |
|--------------------------|------------|---------------|----------|
| 1 BED                    | 41         | 36.3%         |          |
| 1 BED & FLEX             | 10         | 8.8%          |          |
| 2 BED                    | 34         | 30.1%         |          |
| 2 BED & FLEX             | 12         | 10.6%         |          |
| 2 BED + FLEX (ADAPTABLE) | 5          | 4.4%          |          |
| 2 BED ADAPTABLE          | 1          | 0.9%          |          |
| 3 BED + FLEX             | 5          | 4.4%          |          |
| STUDIO                   | 5          | 4.4%          |          |
| <b>TOTAL UNITS: 113</b>  |            | <b>100.0%</b> |          |

## 0.4.0 unit floor area summary notes

- ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL.
- AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

## 0.4.1 unit floor area summary

| UNIT                    | UNIT TYPE                | COUNT | UNIT AREA SF (1SF) | UNIT AREA m <sup>2</sup> (1m <sup>2</sup> ) | TOTAL UNIT AREA SF | TOTAL UNIT AREA m <sup>2</sup> |
|-------------------------|--------------------------|-------|--------------------|---------------------------------------------|--------------------|--------------------------------|
| UNIT A                  | STUDIO                   | 5     | 500 SF             | 46 m <sup>2</sup>                           | 2498 SF            | 232.03 m <sup>2</sup>          |
| UNIT B                  | 1 BED                    | 5     | 620 SF             | 58 m <sup>2</sup>                           | 3098 SF            | 287.81 m <sup>2</sup>          |
| UNIT B                  | 1 BED                    | 6     | 621 SF             | 58 m <sup>2</sup>                           | 3727 SF            | 346.28 m <sup>2</sup>          |
| UNIT B                  | 1 BED                    | 3     | 622 SF             | 58 m <sup>2</sup>                           | 1866 SF            | 173.40 m <sup>2</sup>          |
| UNIT B                  | 1 BED                    | 6     | 623 SF             | 58 m <sup>2</sup>                           | 3740 SF            | 347.44 m <sup>2</sup>          |
| UNIT B                  | 1 BED                    | 1     | 624 SF             | 58 m <sup>2</sup>                           | 624 SF             | 58.01 m <sup>2</sup>           |
| UNIT B                  | 1 BED                    | 3     | 625 SF             | 58 m <sup>2</sup>                           | 1874 SF            | 174.06 m <sup>2</sup>          |
| UNIT B                  | 1 BED                    | 2     | 629 SF             | 58 m <sup>2</sup>                           | 1258 SF            | 116.85 m <sup>2</sup>          |
| UNIT B2                 | 1 BED                    | 5     | 672 SF             | 62 m <sup>2</sup>                           | 3361 SF            | 312.22 m <sup>2</sup>          |
| UNIT B.1                | 1 BED                    | 1     | 625 SF             | 58 m <sup>2</sup>                           | 625 SF             | 58.09 m <sup>2</sup>           |
| UNIT B.1                | 1 BED                    | 1     | 629 SF             | 58 m <sup>2</sup>                           | 629 SF             | 58.45 m <sup>2</sup>           |
| UNIT B.1                | 1 BED                    | 4     | 631 SF             | 59 m <sup>2</sup>                           | 2522 SF            | 234.30 m <sup>2</sup>          |
| UNIT B.2                | 1 BED                    | 2     | 687 SF             | 64 m <sup>2</sup>                           | 1374 SF            | 127.65 m <sup>2</sup>          |
| UNIT B.2                | 1 BED                    | 2     | 688 SF             | 64 m <sup>2</sup>                           | 1376 SF            | 127.86 m <sup>2</sup>          |
| UNIT C                  | 1 BED & FLEX             | 2     | 720 SF             | 67 m <sup>2</sup>                           | 1440 SF            | 133.76 m <sup>2</sup>          |
| UNIT C                  | 1 BED & FLEX             | 3     | 819 SF             | 76 m <sup>2</sup>                           | 2457 SF            | 228.29 m <sup>2</sup>          |
| UNIT C1                 | 1 BED & FLEX             | 2     | 747 SF             | 69 m <sup>2</sup>                           | 1494 SF            | 138.77 m <sup>2</sup>          |
| UNIT C1.1               | 1 BED & FLEX             | 1     | 725 SF             | 67 m <sup>2</sup>                           | 725 SF             | 67.35 m <sup>2</sup>           |
| UNIT C1.2               | 1 BED & FLEX             | 2     | 812 SF             | 75 m <sup>2</sup>                           | 1623 SF            | 150.81 m <sup>2</sup>          |
| UNIT D                  | 2 BED                    | 4     | 891 SF             | 83 m <sup>2</sup>                           | 3564 SF            | 331.08 m <sup>2</sup>          |
| UNIT D1                 | 2 BED                    | 3     | 730 SF             | 68 m <sup>2</sup>                           | 2191 SF            | 203.51 m <sup>2</sup>          |
| UNIT D1.1               | 2 BED                    | 1     | 794 SF             | 74 m <sup>2</sup>                           | 794 SF             | 73.79 m <sup>2</sup>           |
| UNIT D1.1               | 2 BED                    | 1     | 795 SF             | 74 m <sup>2</sup>                           | 795 SF             | 73.87 m <sup>2</sup>           |
| UNIT D2 (A)             | 2 BED ADAPTABLE          | 1     | 909 SF             | 84 m <sup>2</sup>                           | 909 SF             | 84.47 m <sup>2</sup>           |
| UNIT D.1                | 2 BED                    | 1     | 878 SF             | 82 m <sup>2</sup>                           | 878 SF             | 81.59 m <sup>2</sup>           |
| UNIT D.1                | 2 BED                    | 3     | 879 SF             | 82 m <sup>2</sup>                           | 2636 SF            | 244.86 m <sup>2</sup>          |
| UNIT D.1                | 2 BED                    | 6     | 884 SF             | 82 m <sup>2</sup>                           | 5302 SF            | 492.58 m <sup>2</sup>          |
| UNIT D.1                | 2 BED                    | 4     | 886 SF             | 82 m <sup>2</sup>                           | 3544 SF            | 329.28 m <sup>2</sup>          |
| UNIT D.1                | 2 BED                    | 1     | 887 SF             | 82 m <sup>2</sup>                           | 887 SF             | 82.41 m <sup>2</sup>           |
| UNIT D.1                | 2 BED                    | 1     | 890 SF             | 83 m <sup>2</sup>                           | 890 SF             | 82.68 m <sup>2</sup>           |
| UNIT D.2                | 2 BED                    | 5     | 902 SF             | 84 m <sup>2</sup>                           | 4508 SF            | 418.80 m <sup>2</sup>          |
| UNIT D.3                | 2 BED                    | 2     | 954 SF             | 89 m <sup>2</sup>                           | 1909 SF            | 177.32 m <sup>2</sup>          |
| UNIT D.4                | 2 BED                    | 2     | 942 SF             | 88 m <sup>2</sup>                           | 1884 SF            | 175.01 m <sup>2</sup>          |
| UNIT E                  | 2 BED & FLEX             | 6     | 968 SF             | 90 m <sup>2</sup>                           | 5810 SF            | 539.79 m <sup>2</sup>          |
| UNIT E                  | 2 BED & FLEX             | 4     | 972 SF             | 90 m <sup>2</sup>                           | 3887 SF            | 361.10 m <sup>2</sup>          |
| UNIT E                  | 2 BED & FLEX             | 1     | 973 SF             | 90 m <sup>2</sup>                           | 973 SF             | 90.35 m <sup>2</sup>           |
| UNIT E                  | 2 BED & FLEX             | 1     | 976 SF             | 91 m <sup>2</sup>                           | 976 SF             | 90.69 m <sup>2</sup>           |
| UNIT E1 (A)             | 2 BED + FLEX (ADAPTABLE) | 2     | 1007 SF            | 94 m <sup>2</sup>                           | 2014 SF            | 187.12 m <sup>2</sup>          |
| UNIT E1.1 (A)           | 2 BED + FLEX (ADAPTABLE) | 1     | 985 SF             | 91 m <sup>2</sup>                           | 985 SF             | 91.49 m <sup>2</sup>           |
| UNIT E1.2 (A)           | 2 BED + FLEX (ADAPTABLE) | 1     | 1143 SF            | 106 m <sup>2</sup>                          | 1143 SF            | 106.17 m <sup>2</sup>          |
| UNIT E1.2 (A)           | 2 BED + FLEX (ADAPTABLE) | 1     | 1144 SF            | 106 m <sup>2</sup>                          | 1144 SF            | 106.25 m <sup>2</sup>          |
| UNIT F                  | 3 BED + FLEX             | 5     | 1250 SF            | 116 m <sup>2</sup>                          | 6249 SF            | 580.56 m <sup>2</sup>          |
| <b>UNIT TOTALS: 113</b> |                          |       |                    |                                             | <b>90182 SF</b>    | <b>8378.21 m<sup>2</sup></b>   |

## 0.5.0 parking stall / bicycle storage data

| MIXED-USE VEHICLE PARKING STALL DATA             |              |                                            |                                         |                                                           |                                              |
|--------------------------------------------------|--------------|--------------------------------------------|-----------------------------------------|-----------------------------------------------------------|----------------------------------------------|
|                                                  | UNITS / AREA | CURRENT FACTOR                             | REQUIRED STALLS                         | PROPOSED FACTOR                                           | PROPOSED STALLS                              |
| STUDIO / 1 BED                                   | 56 UNITS     | *1.2                                       | 68 STALLS                               | *1.0                                                      | 56 STALLS REQUIRED                           |
| 2 BED                                            | 52 UNITS     | *1.3                                       | 68 STALLS                               | *1.25                                                     | 65 STALLS REQUIRED                           |
| 3 BED                                            | 5 UNITS      | *1.3                                       | 7 STALLS                                | *1.45                                                     | 8 STALLS REQUIRED                            |
| RESIDENTIAL TOTAL                                | 113 UNITS    |                                            | 143                                     |                                                           | 129 REQUIRED; 134 PROVIDED                   |
| VISITOR                                          | 113 UNITS    | *0.20                                      | 0.20(113) = 22.6 = 23 STALLS            | *0.15                                                     | 0.15(113) = 16.95 = 17 REQUIRED; 19 PROVIDED |
| ACCESSIBLE                                       |              | 5% OF TOTAL STALLS                         | 0.05(166) = 8.3 = 9 STALLS              | 5% OF TOTAL STALLS REQUIRED; 0.05(146) = 7.3 = 8 REQUIRED | 8 PROVIDED                                   |
| SMALL CAR (RESIDENT)                             |              | 40% MAX OF TOTAL STALLS (67 MAX ALLOWABLE) | UP TO 58 STALLS ALLOWED                 | 60% MAX OF TOTAL STALLS (72 MAX ALLOWABLE)                | 31 STALLS                                    |
| SMALL CAR (VISITOR)                              |              |                                            | UP TO 9 STALLS ALLOWED                  |                                                           | 1 STALLS                                     |
| TOTAL STALLS                                     |              |                                            | 166                                     | 146 REQUIRED; 153 PROVIDED                                |                                              |
|                                                  |              | CURRENT FACTOR / SIZE                      | REQUIRED                                | PROPOSED FACTOR / SIZE                                    | PROPOSED                                     |
| LOADING                                          |              | 9m x 3m x 3.6m (LWH)                       | 1                                       | 9m x 3m x 3.6m (LWH)                                      | 1                                            |
| ELECTRIC VEHICLE CHARGING                        |              |                                            | 12 INSTALLED; REMAINING STALLS EV-READY |                                                           | 12 INSTALLED; REMAINING STALLS EV-READY      |
| MOTORCYCLE                                       |              | N/A                                        | N/A                                     | N/A                                                       | 14 STALLS PROVIDED                           |
| BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT) |              |                                            |                                         |                                                           |                                              |
|                                                  | UNITS        | FACTOR                                     | REQUIRED                                | PROVIDED                                                  |                                              |
| TENANT (UNIT) (CLASS 1)                          | 113 UNITS    | *0.5                                       | 56.5                                    | 57 (49% WALL-MOUNT)                                       |                                              |
| VISITOR / EMPLOYEE (CLASS 2)                     |              | 6 SPACES PER BUILDING                      | 6                                       | 12                                                        |                                              |
| NOTE: DU=DWELLING UNIT                           |              |                                            |                                         |                                                           |                                              |

NOTE: DU=DWELLING UNIT

## 0.6.0 storage summary

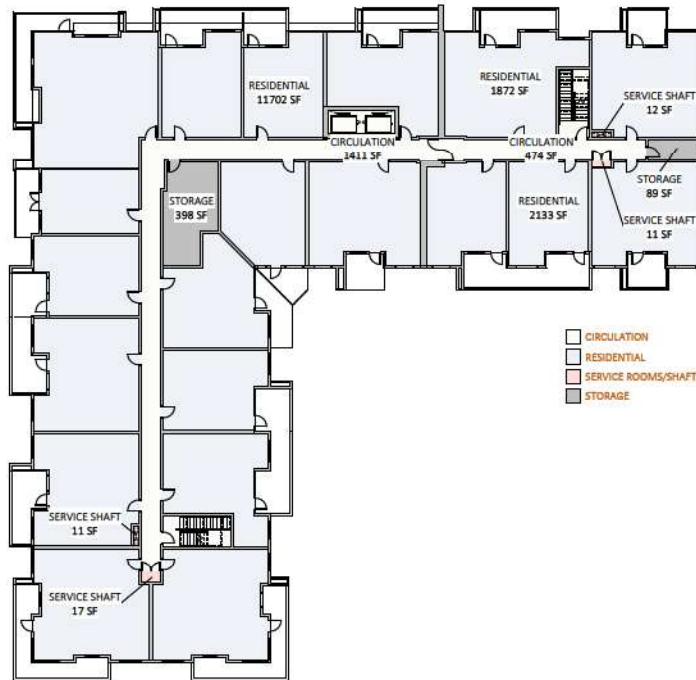
STORAGE LOCKER REQUIREMENT BUILDING WITH ELEVATORS: A MINIMUM OF 5.67m<sup>3</sup> (200 F<sup>3</sup>) PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.8m (5.9ft)

| UNIT TYPE    | ROOM NAME    | VOLUME                                   | # OF UNIT  | COMMENTS                                                                               |
|--------------|--------------|------------------------------------------|------------|----------------------------------------------------------------------------------------|
| A            | -            | -                                        | 5          | 5 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS                        |
| B            | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 26         |                                                                                        |
| B.1          | -            | -                                        | 6          | 6 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS                        |
| B.2          | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 4          |                                                                                        |
| B2           | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 5          |                                                                                        |
| C            | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 5          |                                                                                        |
| C1           | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 2          |                                                                                        |
| C1.1         | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 1          |                                                                                        |
| C1.2         | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 2          |                                                                                        |
| D            | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 4          |                                                                                        |
| D1           | -            | -                                        | 3          | 3 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS                        |
| D1.1         | -            | -                                        | 2          | 2 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS                        |
| D2 (A)       | W/D, STORAGE | 6.63 m <sup>3</sup> / 234 F <sup>3</sup> | 1          |                                                                                        |
| D.1          | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 16         |                                                                                        |
| D.2          | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 5          |                                                                                        |
| D.3          | W/D, STORAGE | 5.75 m <sup>3</sup> / 203 F <sup>3</sup> | 2          |                                                                                        |
| D.4          | W/D, STORAGE | 6.12 m <sup>3</sup> / 216 F <sup>3</sup> | 2          |                                                                                        |
| E            | -            | -                                        | 12         | 12 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS                       |
| E1 (A)       | W/D, STORAGE | 7.62 m <sup>3</sup> / 269 F <sup>3</sup> | 2          |                                                                                        |
| E1.1 (A)     | W/D, STORAGE | 7.62 m <sup>3</sup> / 269 F <sup>3</sup> | 1          |                                                                                        |
| E1.2 (A)     | W/D, STORAGE | 7.62 m <sup>3</sup> / 269 F <sup>3</sup> | 2          |                                                                                        |
| F            | STORAGE      | 6.31 m <sup>3</sup> / 223 F <sup>3</sup> | 5          |                                                                                        |
| <b>TOTAL</b> |              |                                          | <b>113</b> | <b>28 STORAGE LOCKERS REQUIRED</b>                                                     |
|              |              |                                          |            | <b>TOTAL 34 STORAGE LOCKERS PROVIDED IN COMMON STORAGE ROOMS FROM 2nd - 6th LEVELS</b> |



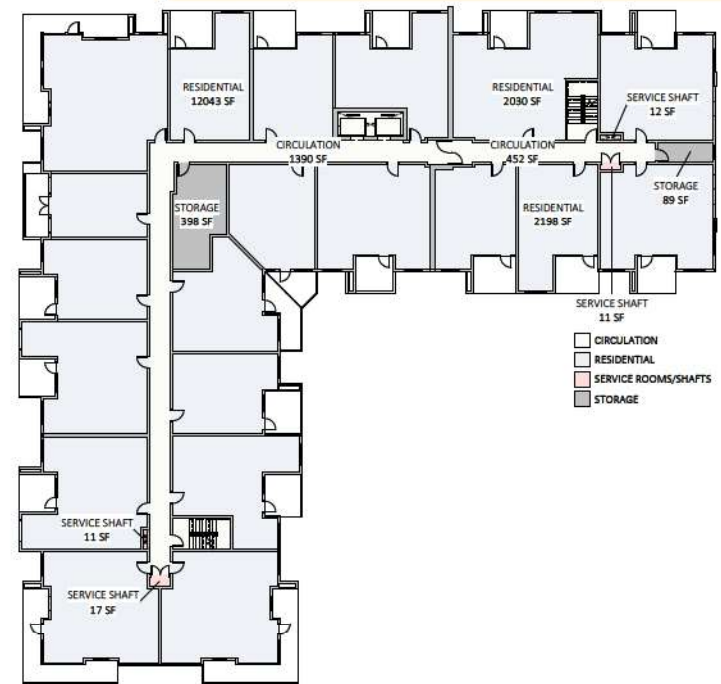
**1st level**

1/16" = 1'-0"



**2nd level**

1/16" = 1'-0"



**3rd/4th level**

1/16" = 1'-0"



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**THE HUDSON**

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

**FSR PLANS**

SCALE: 1/16" = 1'-0"



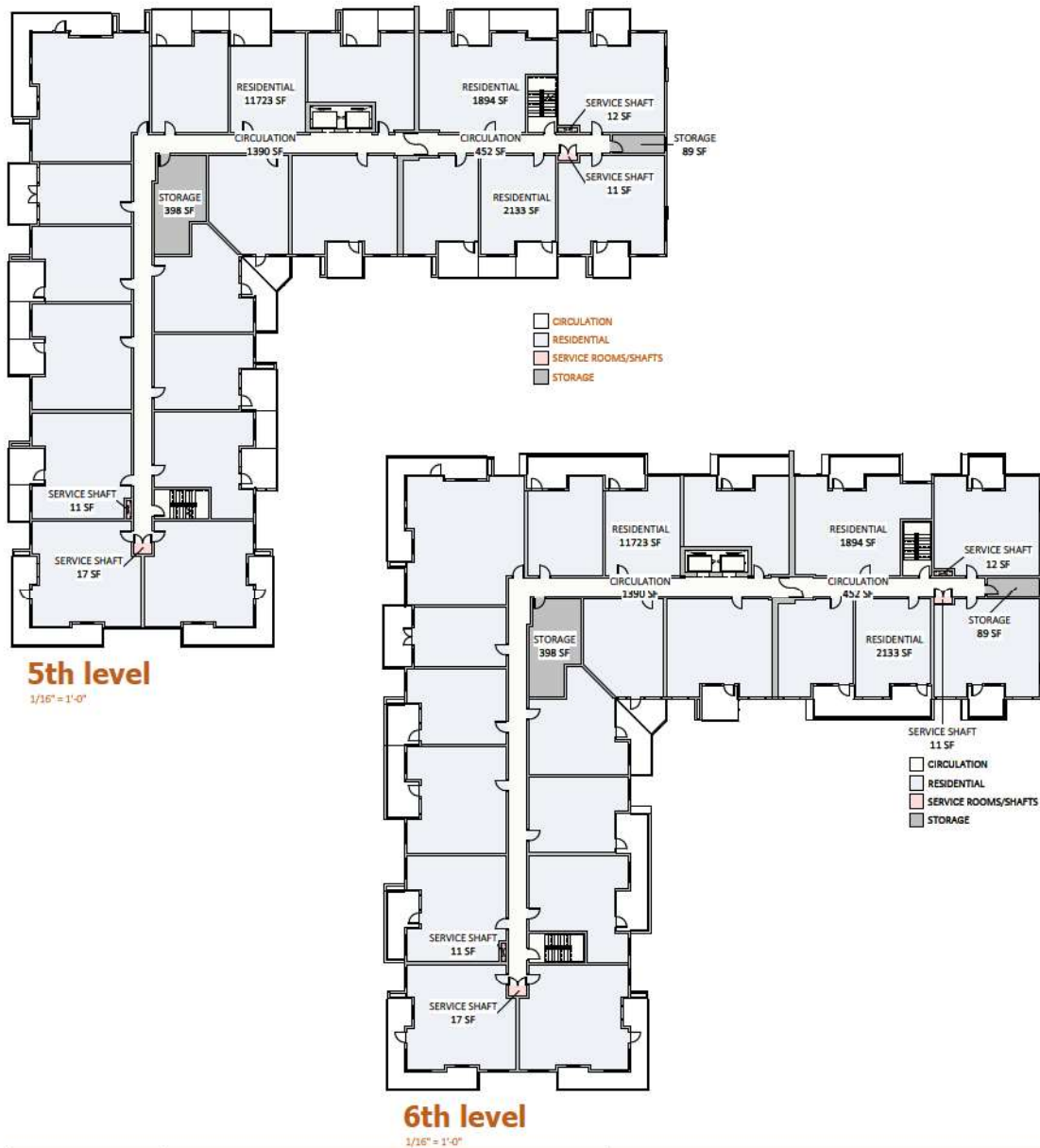
**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD1.12



### 0.6.0 fsr floor area summary notes

- FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: NONE APPLICABLE.

### 0.6.1 fsr floor area summary

| LEVEL / AREA TYPE    | AREA SF   | AREA m <sup>2</sup>     | AREA % | COMMENTS |
|----------------------|-----------|-------------------------|--------|----------|
| STORAGE              |           |                         |        |          |
| 1ST LEVEL            | 89 SF     | 8.29 m <sup>2</sup>     | 0.1%   |          |
| 2ND LEVEL            | 487 SF    | 45.26 m <sup>2</sup>    | 0.4%   |          |
| 3RD LEVEL            | 487 SF    | 45.26 m <sup>2</sup>    | 0.4%   |          |
| 4TH LEVEL            | 487 SF    | 45.26 m <sup>2</sup>    | 0.4%   |          |
| 5TH LEVEL            | 487 SF    | 45.26 m <sup>2</sup>    | 0.4%   |          |
| 6TH LEVEL            | 487 SF    | 45.26 m <sup>2</sup>    | 0.4%   |          |
|                      | 2525 SF   | 234.60 m <sup>2</sup>   | 2.3%   |          |
| SERVICE ROOMS/SHAFTS |           |                         |        |          |
| 1ST LEVEL            | 50 SF     | 4.63 m <sup>2</sup>     | 0.0%   |          |
| 2ND LEVEL            | 50 SF     | 4.62 m <sup>2</sup>     | 0.0%   |          |
| 3RD LEVEL            | 50 SF     | 4.65 m <sup>2</sup>     | 0.0%   |          |
| 4TH LEVEL            | 50 SF     | 4.62 m <sup>2</sup>     | 0.0%   |          |
| 5TH LEVEL            | 50 SF     | 4.62 m <sup>2</sup>     | 0.0%   |          |
| 6TH LEVEL            | 50 SF     | 4.62 m <sup>2</sup>     | 0.0%   |          |
|                      | 299 SF    | 27.78 m <sup>2</sup>    | 0.3%   |          |
| RESIDENTIAL          |           |                         |        |          |
| 1ST LEVEL            | 10158 SF  | 943.69 m <sup>2</sup>   | 9.2%   |          |
| 2ND LEVEL            | 15707 SF  | 1459.24 m <sup>2</sup>  | 14.3%  |          |
| 3RD LEVEL            | 16271 SF  | 1511.59 m <sup>2</sup>  | 14.8%  |          |
| 4TH LEVEL            | 16271 SF  | 1511.63 m <sup>2</sup>  | 14.8%  |          |
| 5TH LEVEL            | 15750 SF  | 1463.19 m <sup>2</sup>  | 14.3%  |          |
| 6TH LEVEL            | 15750 SF  | 1463.21 m <sup>2</sup>  | 14.3%  |          |
|                      | 89906 SF  | 8352.55 m <sup>2</sup>  | 81.6%  |          |
| OFFICE               |           |                         |        |          |
| 1ST LEVEL            | 136 SF    | 12.65 m <sup>2</sup>    | 0.1%   |          |
|                      | 136 SF    | 12.65 m <sup>2</sup>    | 0.1%   |          |
| INDOOR AMENITY       |           |                         |        |          |
| 1ST LEVEL            | 4757 SF   | 441.95 m <sup>2</sup>   | 4.3%   |          |
|                      | 4757 SF   | 441.95 m <sup>2</sup>   | 4.3%   |          |
| CIRCULATION          |           |                         |        |          |
| 1ST LEVEL            | 3308 SF   | 307.33 m <sup>2</sup>   | 3.0%   |          |
| 2ND LEVEL            | 1885 SF   | 175.13 m <sup>2</sup>   | 1.7%   |          |
| 3RD LEVEL            | 1842 SF   | 171.16 m <sup>2</sup>   | 1.7%   |          |
| 4TH LEVEL            | 1842 SF   | 171.16 m <sup>2</sup>   | 1.7%   |          |
| 5TH LEVEL            | 1842 SF   | 171.16 m <sup>2</sup>   | 1.7%   |          |
| 6TH LEVEL            | 1842 SF   | 171.16 m <sup>2</sup>   | 1.7%   |          |
|                      | 12563 SF  | 1167.12 m <sup>2</sup>  | 11.4%  |          |
| AREA GRAND TOTAL     | 110186 SF | 10236.64 m <sup>2</sup> | 100.0% |          |

### 0.6.2 fsr calculation

- 110,186 SF / 56,154 SF (SITE AREA) = 1.96



## design rationale

### project description

LOCATED AT THE SOUTHEAST CORNER OF MICHAUD CRESCENT AND 200TH STREET, THIS PROPOSED DEVELOPMENT IS A SIX-STORY, WOOD-FRAME MULTI-FAMILY RESIDENTIAL BUILDING WITH 113 UNITS ON TOP OF A PARTIALLY RAISED PARKADE PODIUM. THE PODIUM PROVIDES SECURITY AND AMENITY SPACES FOR THE RESIDENTS WITH A LARGE MULTI-USE LANDSCAPED OUTDOOR AMENITY SPACE TO THE NORTH AND SPACIOUS UNIT PATIOS AROUND THE FIRST LEVEL.

### environmental sustainability

THE DEVELOPMENT ADDRESSES ENVIRONMENTAL SUSTAINABILITY THROUGH:

- RENEWABLE BASED WOOD BUILDING MATERIALS
- NO-WATER AND LIGHT-COLOURED SURFACES TO REDUCE WATER USAGE AND HEAT ISLAND EFFECT
- SHADED GLAZING TO REDUCE SOLAR HEAT GAIN DURING THE SUMMER
- MINIMAL EXTERIOR PARKING SURFACES
- BIKE RACKS AND STORAGE THROUGHOUT
- LARGE OPEN GREEN SPACES WITH GREENERY IN RAISED WOOD PLANTERS
- DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS REDUCING LIGHT POLLUTION
- WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS
- NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES



main entry along 200th street

### massing, form & character

THE SITING AND MASSING OF THE BUILDING IS ORGANIZED ALONG THE 200TH STREET FACE AND DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. OUTDOOR AMENITY SPACE IS STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE ENJOYED.

THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY AND BRING SENSE OF A REDUCED SCALE TO THE BUILDING. WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE TWO STREET FACES. THE EXPOSED PARKADE PORTIONS ARE SURFACE TREATED AND LINE WITH A VEGETATIVE BUFFER AND ARE PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS.

THE EXTERIOR TREATMENT REFLECTS THAT OF AN URBAN CONTEMPORARY VERNACULAR WITH THE USE OF GRAY, WHITE AND BLUE TONES WITH WOOD INSET FEATURES TO GIVE A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY. FEATURE COLOUR PROJECTIONS AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST ON A BACKDROP OF NEUTRAL, SMOOTH SURFACED MATERIALS. THIS FORMS A RHYTHM WHICH BREAKS UP AND REDUCES THE SCALE OF THE FAÇADE ALONG THE STREET. SIMULTANEOUSLY, RUSTIC WOOD-LOOK SIDING AND WOOD TRIM ELEMENTS AT ROOF AND BALCONY FASCIAE ACCENT THE FAÇADE WITH WARM HUES. MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS CLADDING ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING RESIDENTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THEIR HOMES.

### crime prevention

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE DEVELOPMENT. THIS IS PROMOTED BY CLEAR VIEWING LINES FROM RESIDENTIAL TO SHARED SPACES, WELL-LIT WALKWAYS AND ACCESS POINTS, AND SECURE, CLEARLY-DEFINED PEDESTRIAN AND PARKING ENTRANCES.

REFER ALSO TO ATTACHED DOCUMENTS BY JCR DESIGN LTD. AND VAN DER ZALM + ASSOCIATES INC.



northwest perspective



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### THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET, 5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

### DESIGN RATIONALE

SCALE:

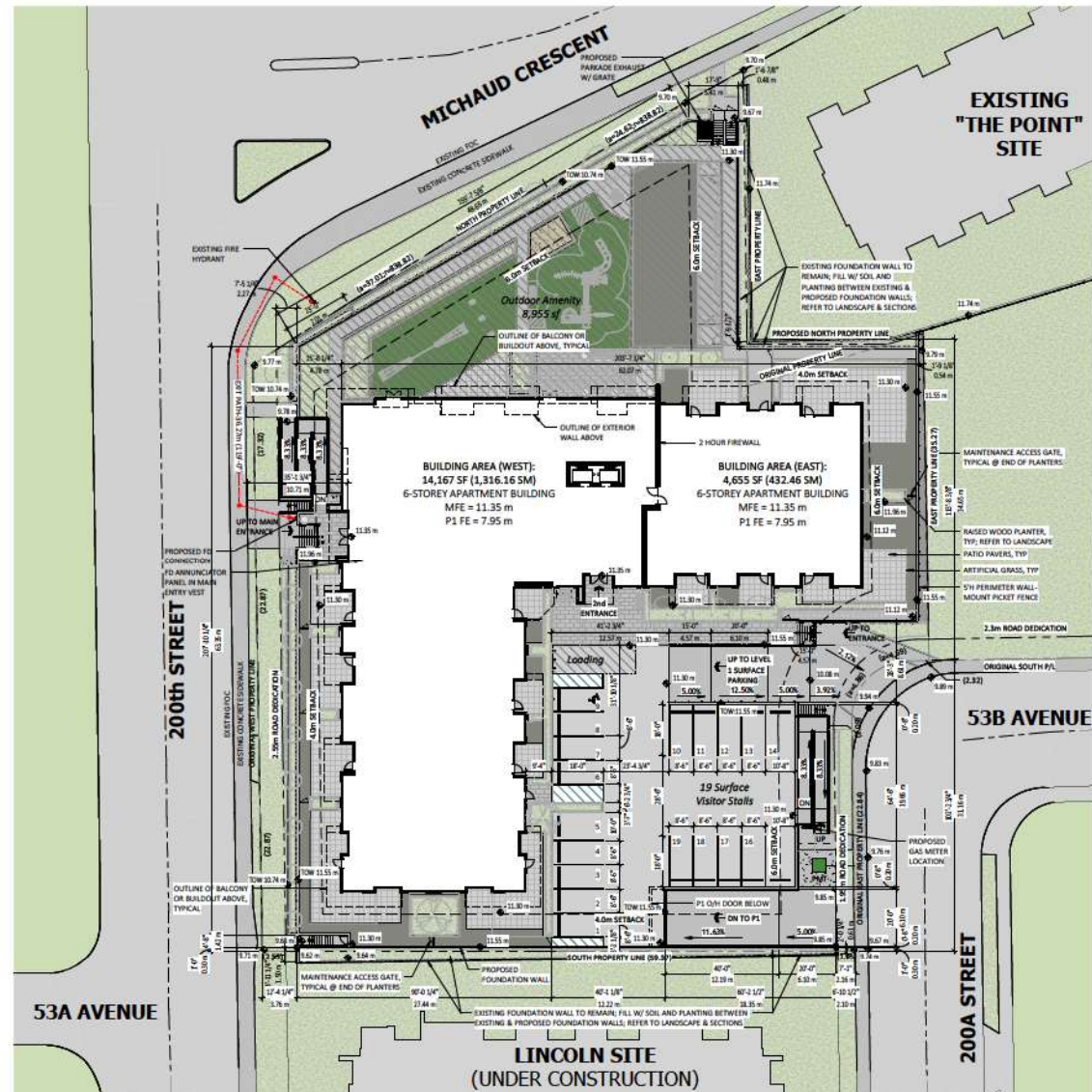
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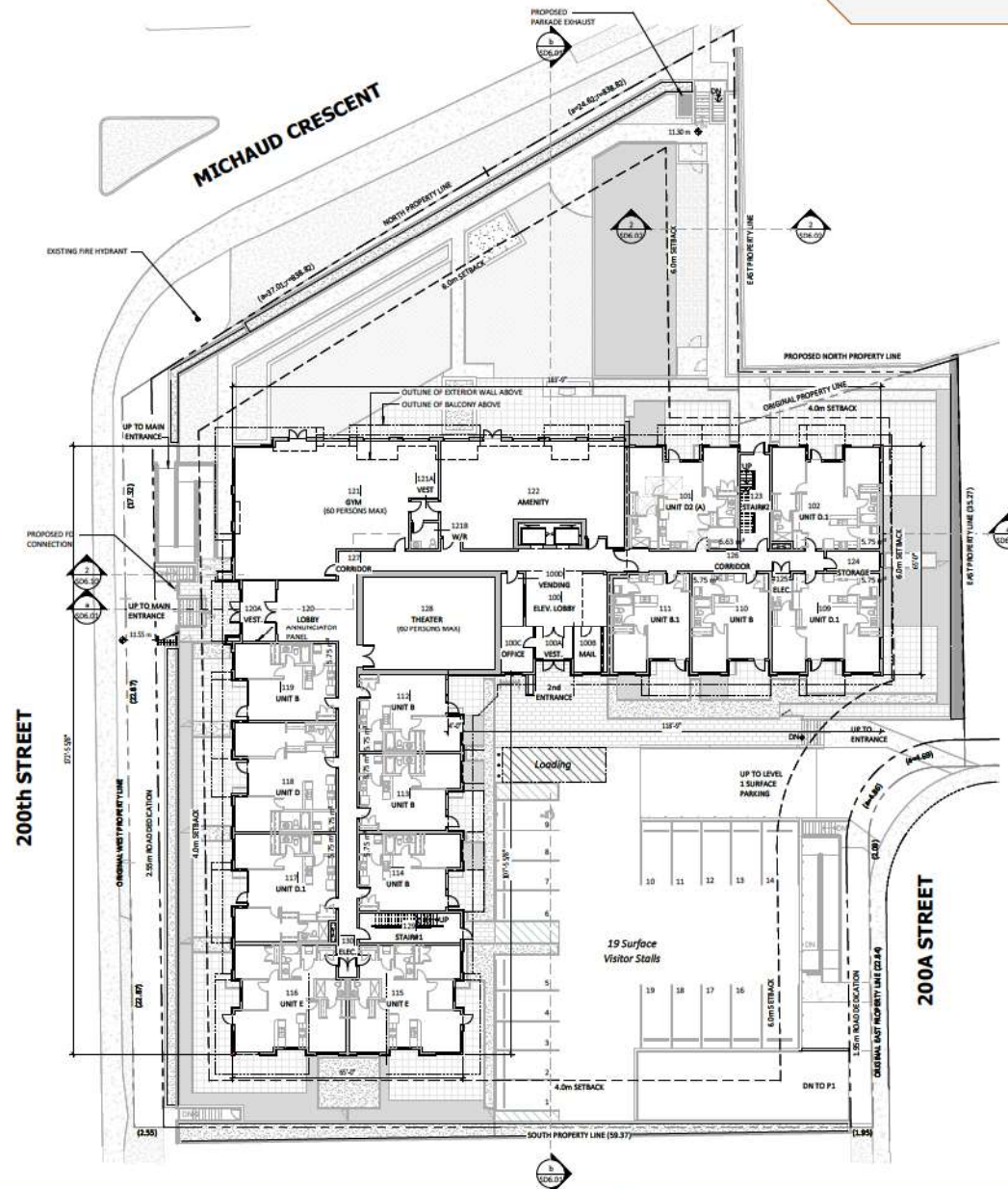
21-09-24 REVISION #: 2

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SD1.20





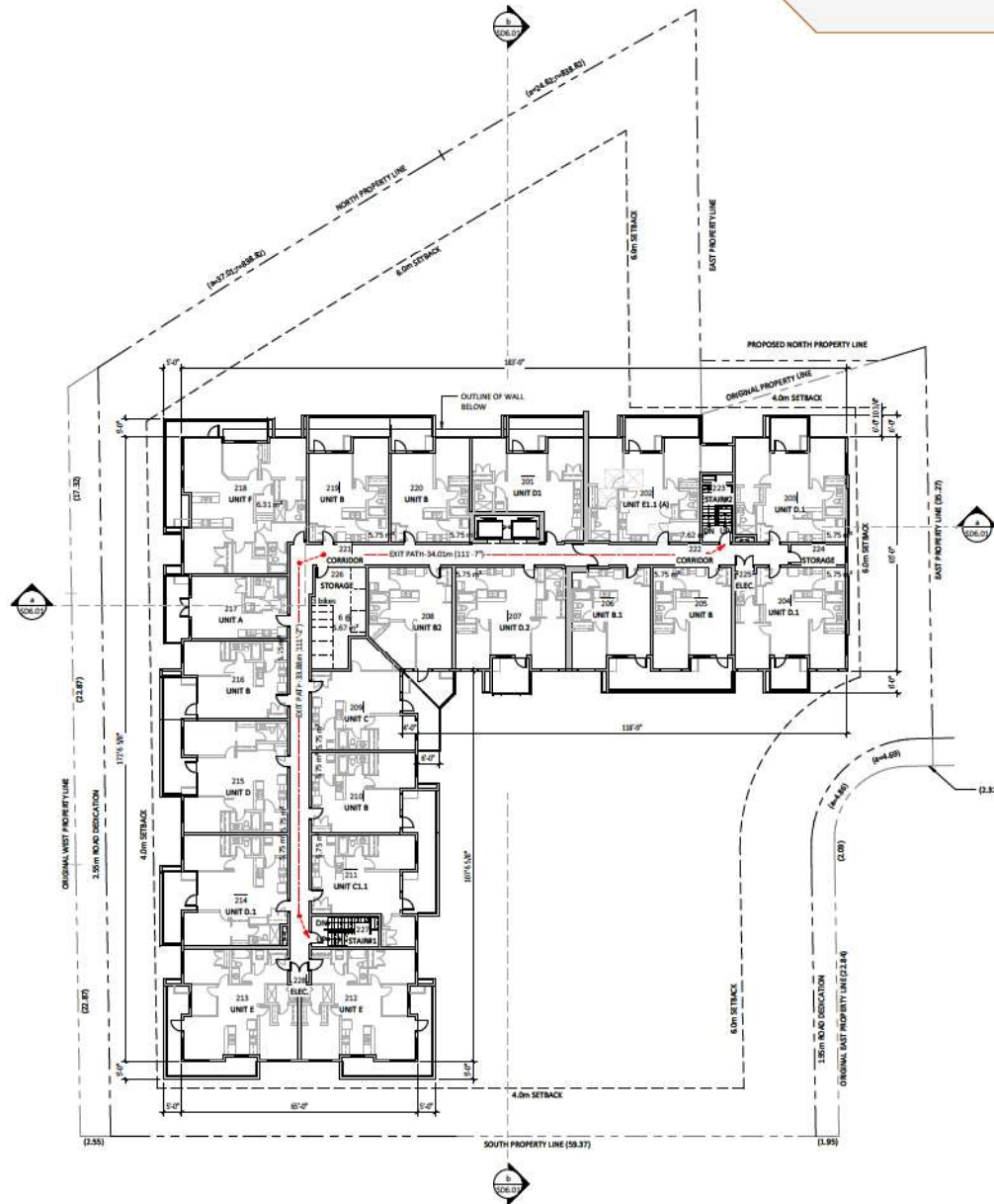
**1st LEVEL PLAN**  
SCALE: 1/16" = 1'-0"



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21-09-24 REVISION #: 2  
PROJECT NUMBER: 21-121



SD2.10



2nd LEVEL PLAN  
SCALE: 1/16" = 1'-0"



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21-09-24 REVISION #: 2  
PROJECT NUMBER: 21-121

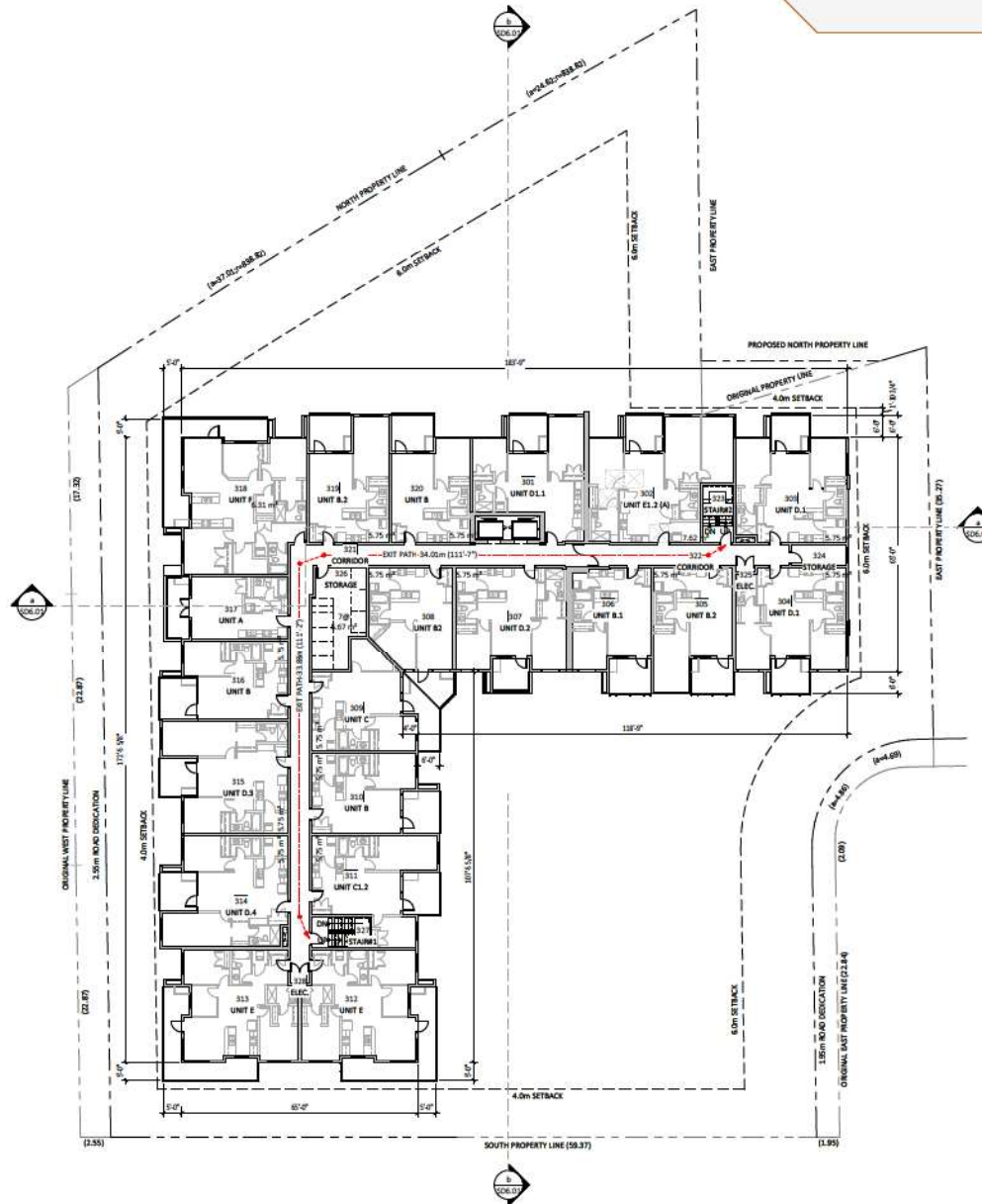


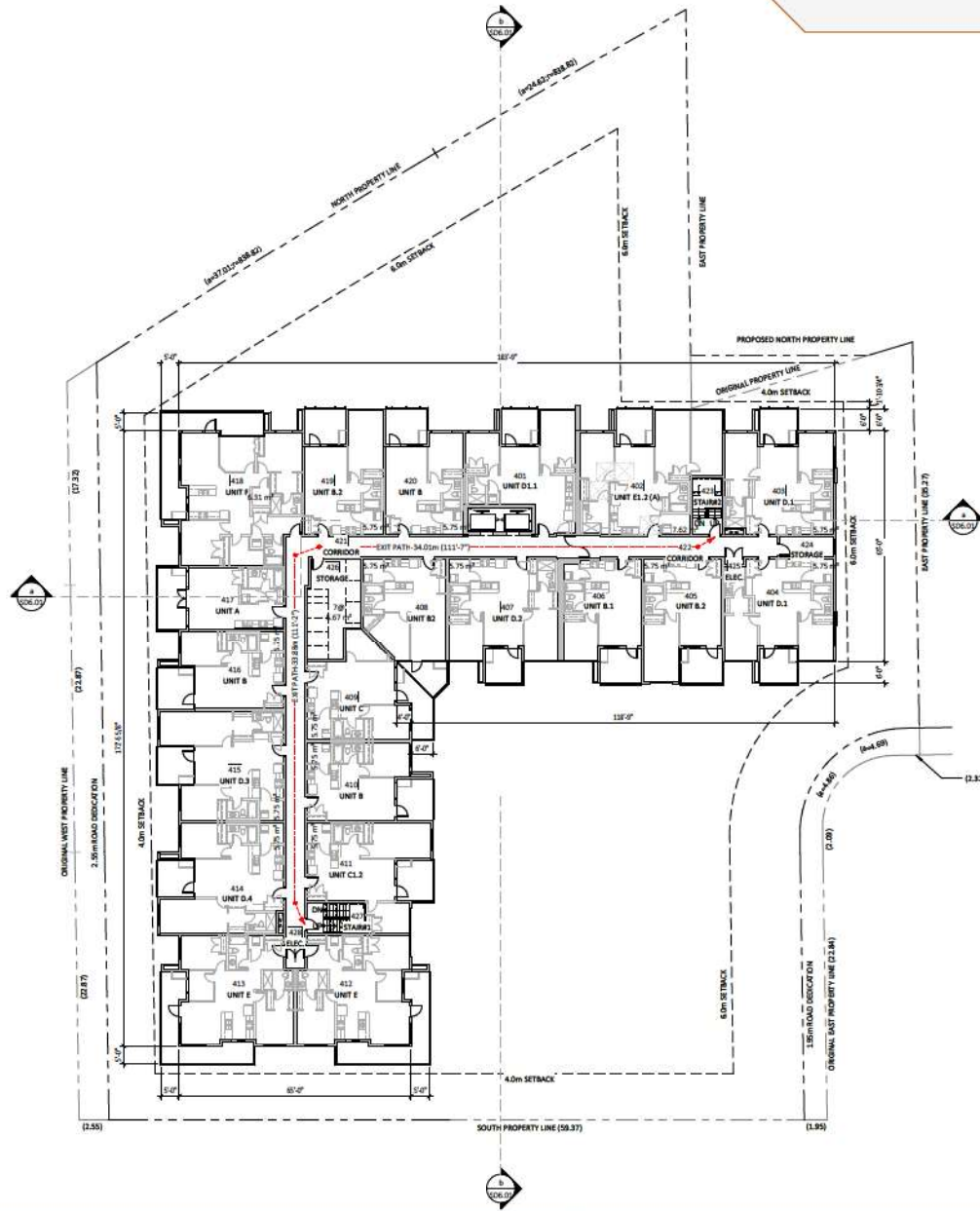
SD2.11



THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC





4th LEVEL PLAN  
SCALE: 1/16" = 1'-0"



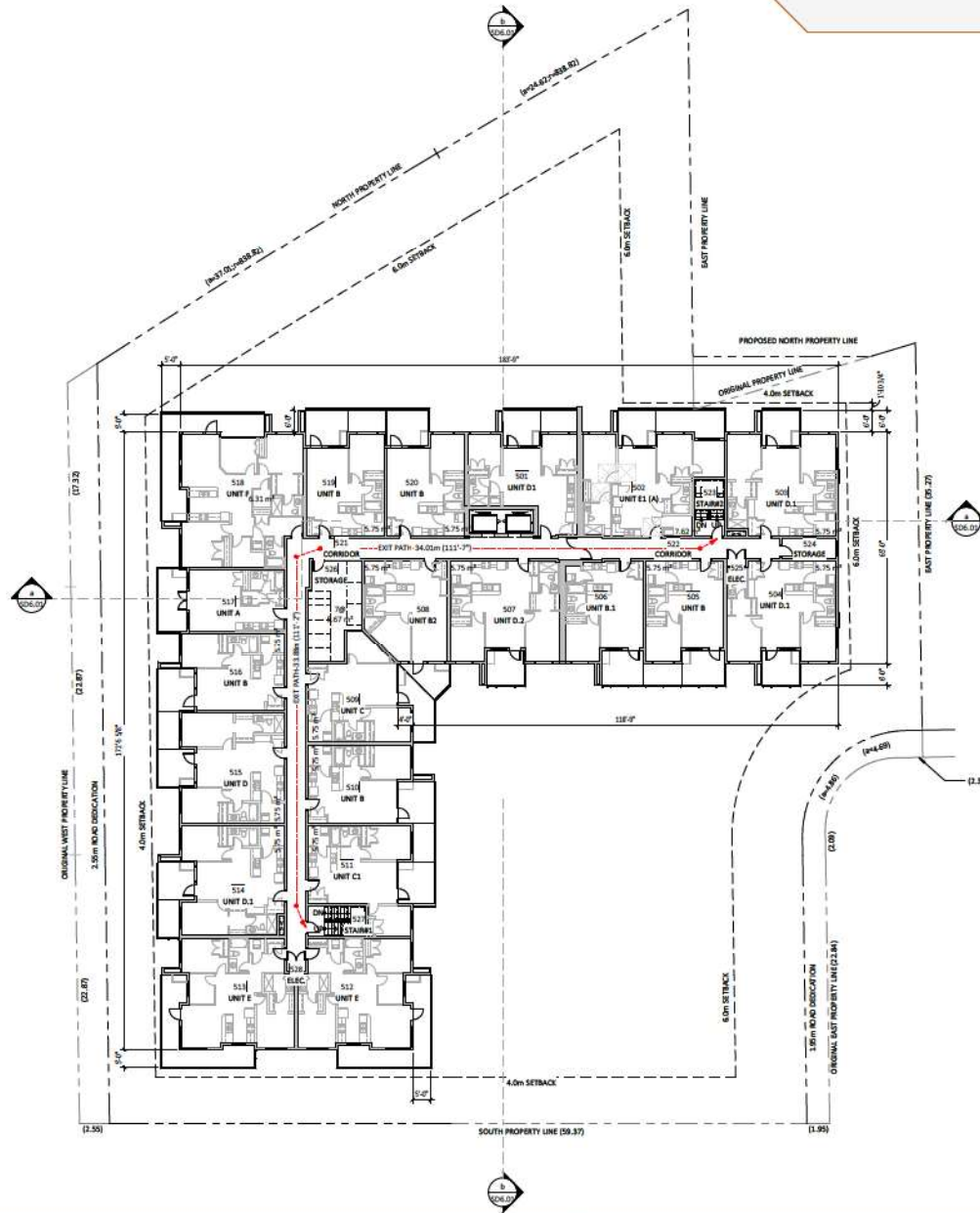
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21-09-24 REVISION #: 2  
PROJECT NUMBER: 21-121

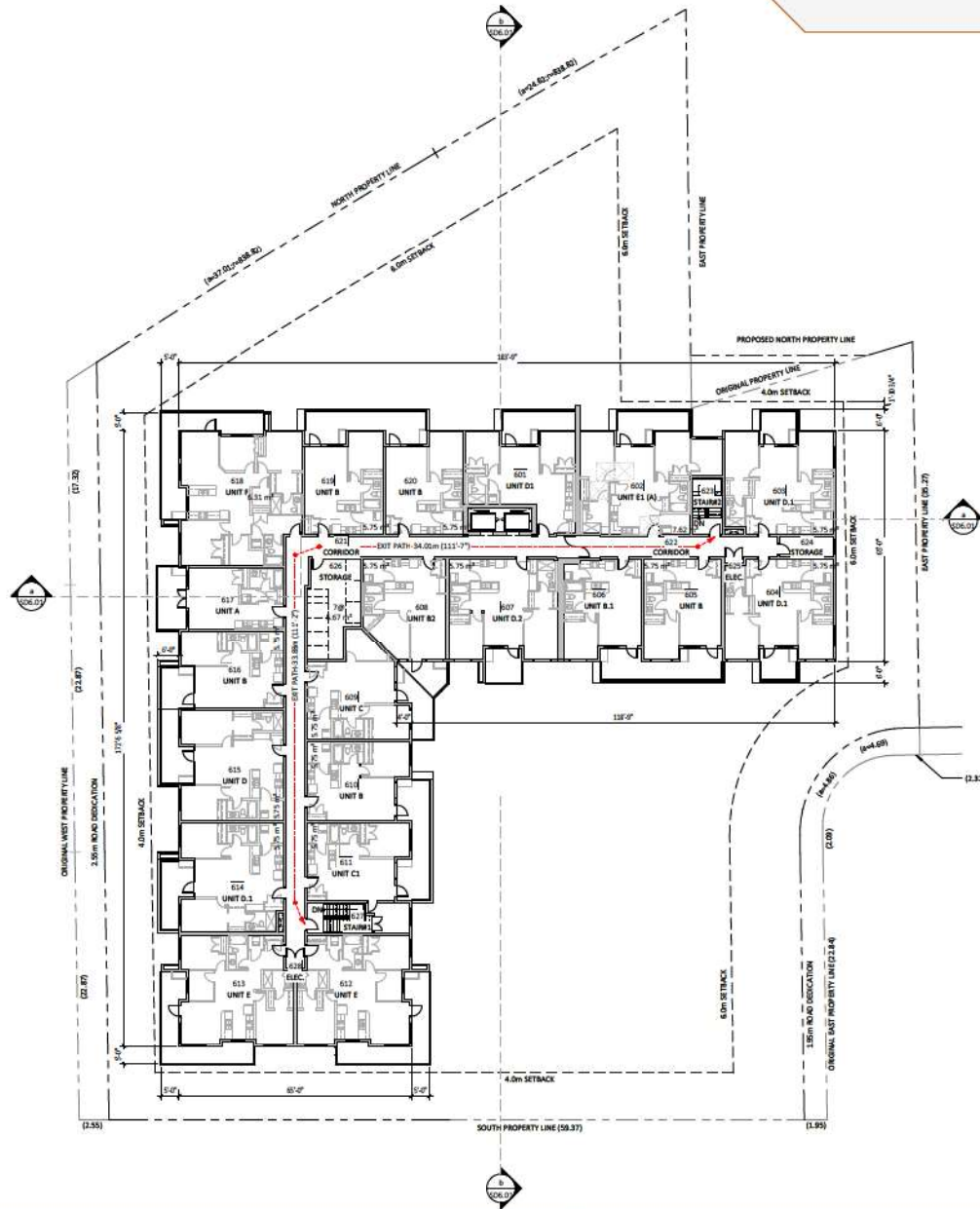


SD2.13



THE HUDSON  
20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC





6th LEVEL PLAN  
SCALE: 1/16" = 1'-0"



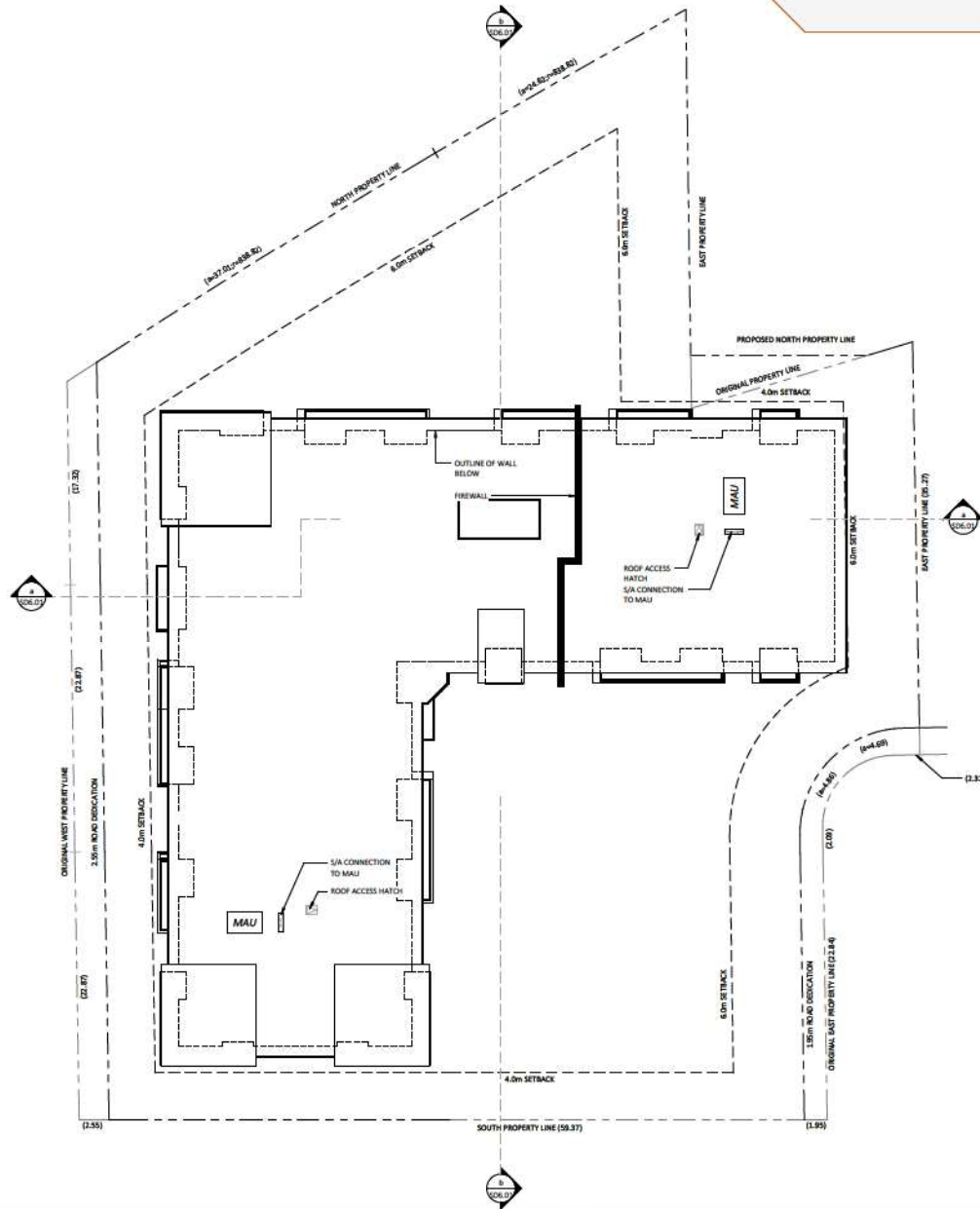
RE-ISSUED FOR DEVELOPMENT PERMIT  
21-09-24 REVISION #: 2  
PROJECT NUMBER: 21-121

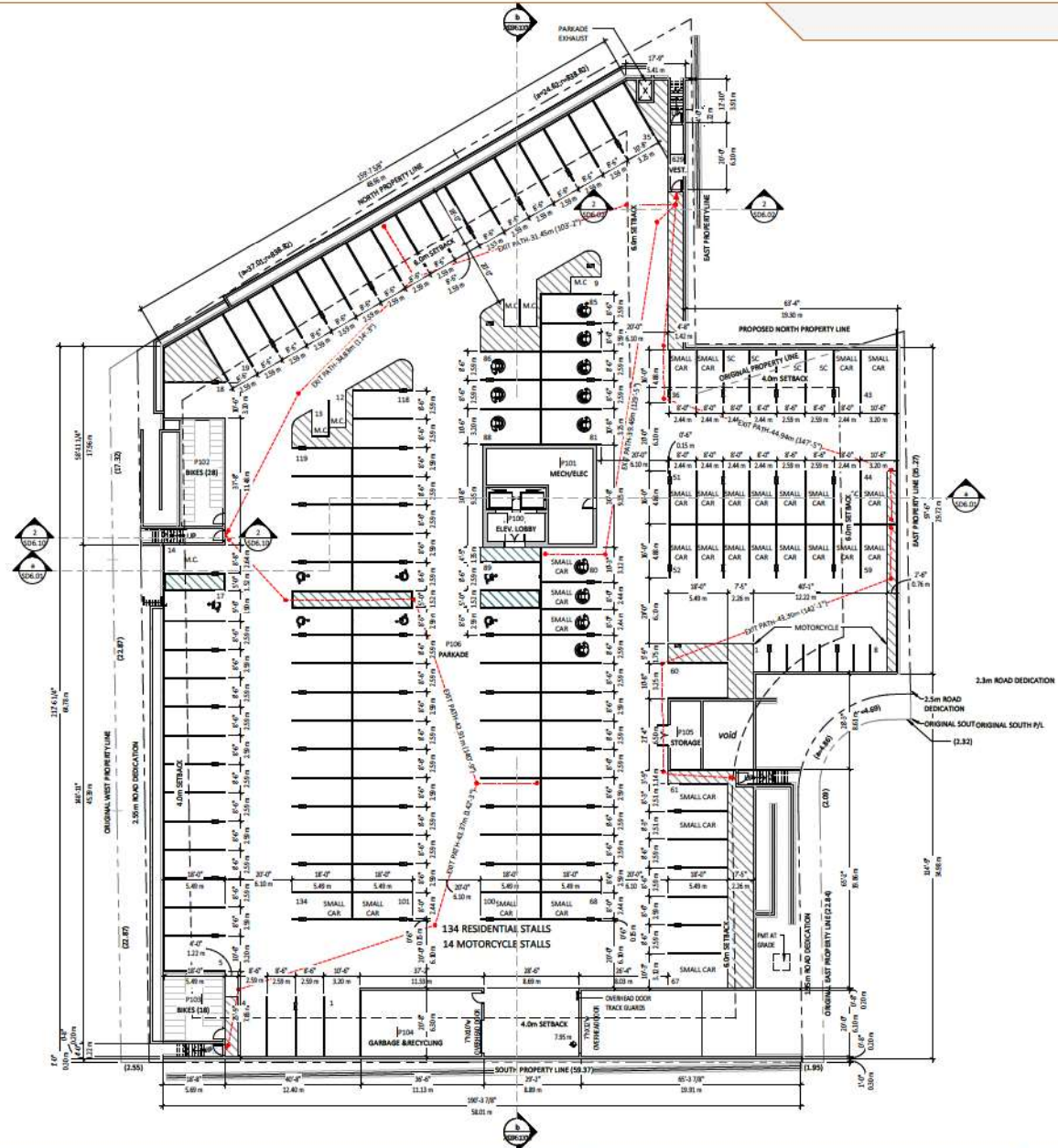


SD2.15



THE HUDSON  
20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC





**P1 LEVEL PLAN**  
SCALE: 1/16" = 1'-0"



**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-09-24 REVISION #: 2  
PROJECT NUMBER: 21-121



SD2.20



**THE HUDSON**

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC



west elevation

1" = 10'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)  
- JAMES HARDIE, COLOUR: LIGHT MIST - EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)  
- JAMES HARDIE, COLOUR: ARCTIC WHITE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)  
- JAMES HARDIE, COLOUR: GRAY SLATE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)  
- JAMES HARDIE, COLOUR: MEDIUM DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)  
- JAMES HARDIE, COLOUR: EVENING BLUE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE)  
- JAMES HARDIE, COLOUR: TRIM GRAY
- 7 CEMENT BOARD (BOARD & BATTEN) SMOOTH VERTICAL SIDING WITH TRIM BOARD  
- JAMES HARDIE, COLOUR: MEDIUM DARK GRAY
- 8 BRICK (80mmx54mmx190mm)  
- MATERIALS: COLOUR: EBONY, TEXTURE: MISSION  
- MORTAR COLOUR: MEDIUM GRAY
- 9 PVC EXTERIOR CLADDING, PROFILE: CHANNELLED  
- SAGEPEY, SAGWALL, COLOUR: WALNUT CEDAR
- 10 NOT USED
- 11 NOT USED
- 12 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH  
- JAMES HARDIE, COLOUR: TRIM GRAY
- 13 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH  
- JAMES HARDIE, COLOUR: EVENING BLUE
- 14 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH  
- JAMES HARDIE, COLOUR: MATCH TO WALNUT CEDAR
- 15 ROOF SOFFIT  
- COLOUR: WOOD FINISH
- 16 ALUMINUM/GLASS RATIO PRIVACY SCREEN  
- COLOUR: BLACK ANODIZED
- 17 CURTAIN WALL (BIDD IT SYSTEM IS)  
- SANNISER, COLOUR: BLACK ANODIZED, C/W GRAY SPANDREL PANEL
- 18 ALUMINUM PICKET RAILING/ BALCONY RAILING  
- COLOUR: BLACK ANODIZED
- 19 ALUMINUM PICKET RAILING/ AC GUARD RAILING/ GUARD RAILING  
- COLOUR: BLACK ANODIZED
- 20 CONCRETE WALL  
- COLOUR: CLEAR SEALER
- 21 NOT USED
- 22 PLANTER  
- AS PER LANDSCAPING
- 23 CONCRETE WALL: BRICK PATTERN STAMPED  
- COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK
- 24 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)  
- JAMES HARDIE, COLOUR: DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 25 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE)  
- JAMES HARDIE, COLOUR: ARCTIC WHITE

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES (UN.O).



north elevation

1" = 10'-0"



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THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

BUILDING ELEVATIONS

SCALE: 1" = 10'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD3.01



east elevation  
1" = 10'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: LIGHT MIST - EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: ARCTIC WHITE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: GRAY SLATE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: MEDIUM DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: EVENING BLUE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 6 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (5" EXPOSURE):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 7 CEMENT BOARD (BOARD & BATTEN), SMOOTH VERTICAL SIDING WITH TRIM BOARD:  
- JAMES HARDIE, COLOUR: MEDIUM DARK GRAY
- 8 BRICK (90mmx64mmx190mm):  
- MATERIAL MATERIALS: COLOUR: BROWN, TEXTURE: MESSING  
- MONTREAL COLOUR: MEDIUM GRAY
- 9 PVC EXTERIOR CLADDING, PROFILE: CHANNELLED:  
- SAUFER, SAGINAW, COLOUR: WALNUT CEDAR
- 10 NOT USED
- 11 NOT USED
- 12 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: IRON GRAY
- 13 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: EVENING BLUE
- 14 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: MATCH TO WALNUT CEDAR
- 15 ROOF SORTE:  
- COLOUR: WOOD FINISH
- 16 ALUMINUM/GLASS PATIO PRIVACY SCREEN:  
- COLOUR: BLACK ANODIZED
- 17 CURTAIN WALL (SSD UT SYSTEM S3):  
- XANNEP, COLOUR: BLACK ANODIZED, C/W GRAY SPANDREL PANEL
- 18 ALUMINUM PICKET BALCONY RAILING:  
- COLOUR: BLACK ANODIZED
- 19 ALUMINUM PICKET RAILING/ AC GUARD RAILING/ GUARD RAILING:  
- COLOUR: BLACK ANODIZED
- 20 CONCRETE WALL:  
- COLOUR: CLEAR SEALER
- 21 NOT USED
- 22 PLASTER:  
- AS PER LANDSCAPING
- 23 CONCRETE WALL: BRICK PATTERN STAMPED:  
- COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK
- 24 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 25 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (5" EXPOSURE):  
- JAMES HARDIE, COLOUR: ARCTIC WHITE

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



south elevation  
1" = 10'-0"



THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

BUILDING ELEVATIONS

SCALE: 1" = 10'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD3.02



**north elevation at michaud crescent**  
1" = 10'-0"



west elevation



north elevation



east elevation



south elevation



northwest perspective



northwest perspective - night view



northeast perspective



southeast perspective



west main entrance



north outdoor amenity



south entrance



## main entrance

1/4" = 1'-0"



## second entrance

1/4" = 1'-0"

### material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: LIGHT MIST - EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: ARCTIC WHITE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: GRAY SLATE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: MEDIUM DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: EVENING BLUE - EASY TRIM 5/16" REVEAL PANEL SYS.
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE: COLOUR: IRON GRAY
- 7 CEMENT BOARD (BOARD & BATTEN), SMOOTH VERTICAL SIDING WITH TRIM BOARD:  
- JAMES HARDIE: COLOUR: MEDIUM DARK GRAY
- 8 BRICK (80mmx64mmx190mm):  
- MATERIAL MATERIALS: COLOUR: EBONY, TEXTURE: MISSION  
- MORTAR COLOUR: MEDIUM GRAY
- 9 PVC EXTERIOR CLADDING, PROFILE: CHANNELLED:  
- SAGGERY, SAGIMALL, COLOUR: WALNUT CEDAR
- 10 NOT USED
- 11 NOT USED
- 12 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE: COLOUR: IRON GRAY
- 13 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE: COLOUR: EVENING BLUE
- 14 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE: COLOUR: MATCH TO WALNUT CEDAR
- 15 ROOF SOFFIT:  
- COLOUR: WOOD FINISH
- 16 ALUMINUM/GLASS RATIO PRIVACY SCREEN:  
- COLOUR: BLACK ANODIZED
- 17 CURTAIN WALL (SSD UP SYSTEM 3):  
- XANNEER, COLOUR: BLACK ANODIZED, C/W GRAY SPANDREL PANEL
- 18 ALUMINUM PICKET BALCONY RAILING:  
- COLOUR: BLACK ANODIZED
- 19 ALUMINUM PICKET RAILING/ AC GUARD RAILING/ GUARD RAILING:  
- COLOUR: BLACK ANODIZED
- 20 CONCRETE WALL:  
- COLOUR: CLEAR SEALER
- 21 NOT USED
- 22 PLANTER:  
- AS PER LANDSCAPING
- 23 CONCRETE WALL: BRICK PATTERN STAMPED:  
- COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK
- 24 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 25 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE: COLOUR: ARCTIC WHITE

### NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES UNLESS NOTED.



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### THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

### ENLARGED ELEVATIONS

SCALE: 1/4" = 1'-0"

### RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD3.20



## west elevation

1" = 10'-0"

### material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: LIGHT MIST - EASY TRIM 5/16" REVEAL PANEL SYS.
2. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: ARCTIC WHITE - EASY TRIM 5/16" REVEAL PANEL SYS.
3. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: GRAY SLATE - EASY TRIM 5/16" REVEAL PANEL SYS.
4. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: MEDIUM DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
5. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: EVENING BLUE - EASY TRIM 5/16" REVEAL PANEL SYS.
6. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" EXPOSURE):  
- JAMES HARDIE: COLOUR: IRON GRAY
7. CEMENT BOARD BOARD & BATTEN SMOOTH VERTICAL SIDING WITH TRIM BOARD  
- JAMES HARDIE: COLOUR: "MEDIUM DARK GRAY"
8. BRICK (80mmx64mmx190mm)  
- MUTUAL MATERIALS: COLOUR: EBONY, TEXTURE: MISSION  
- MONTAR COLOUR: "MEDIUM GRAY"
9. PVC EXTERIOR CLADDING, PROFILE: CHAMFERED  
- SAGEPEY, SAGEWALL, COLOUR: "WALNUT CEDAR"
10. NOT USED
11. NOT USED
12. CEMENT BOARD FASCO BOARD, TEXTURE: "SMOOTH":  
- JAMES HARDIE: COLOUR: IRON GRAY
13. CEMENT BOARD FASCO BOARD, TEXTURE: "SMOOTH":  
- JAMES HARDIE: COLOUR: EVENING BLUE
14. CEMENT BOARD FASCO BOARD, TEXTURE: "SMOOTH":  
- JAMES HARDIE: COLOUR: "MATCH TO WALNUT CEDAR"
15. ROOF SORTE:  
- COLOUR: WOOD FINISH
16. ALUMINUM/GLASS RATIO PRIVACY SCREEN:  
- COLOUR: "BLACK ANODIZED"
17. CURTAIN WALL (800 UT SYSTEM 15):  
- XANNESEY, COLOUR: "BLACK ANODIZED", C/W GRAY SPANDREL PANEL
18. ALUMINUM PICKET RAILING/ BALCONY RAILING:  
- COLOUR: "BLACK ANODIZED"
19. ALUMINUM PICKET RAILING/ AC GUARD RAILING/ GUARD RAILING:  
- COLOUR: "BLACK ANODIZED"
20. CONCRETE WALL:  
- COLOUR: "CLEAR SEALER"
21. NOT USED
22. PLASTER:  
- AS PER LANDSCAPING
23. CONCRETE WALL: BRICK PATTERN STAMPED:  
- COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK
24. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE: COLOUR: DARK GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
25. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" EXPOSURE):  
- JAMES HARDIE: COLOUR: "ARCTIC WHITE"

### NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

5. hardie panel - evening blue



9. pvc siding - walnut cedar



6. hardie lap - iron gray



2. hardie panel - arctic white



3. hardie panel - gray slate



1. hardie panel - light mist



4. hardie board - medium dark gray



8. brick - ebony



7. hardie board & batten - medium dark gray



24. hardie board - dark gray



25. hardie lap - arctic white



### THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

### MATERIAL BOARD

SCALE: N.T.S.

### RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD4.07



**200th street streetscape**

3/32" = 1'-0"



**michaud crescent streetscape**

3/32" = 1'-0"



**THE HUDSON**

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

**STREETSCAPES**

SCALE: 3/32" = 1'-0"

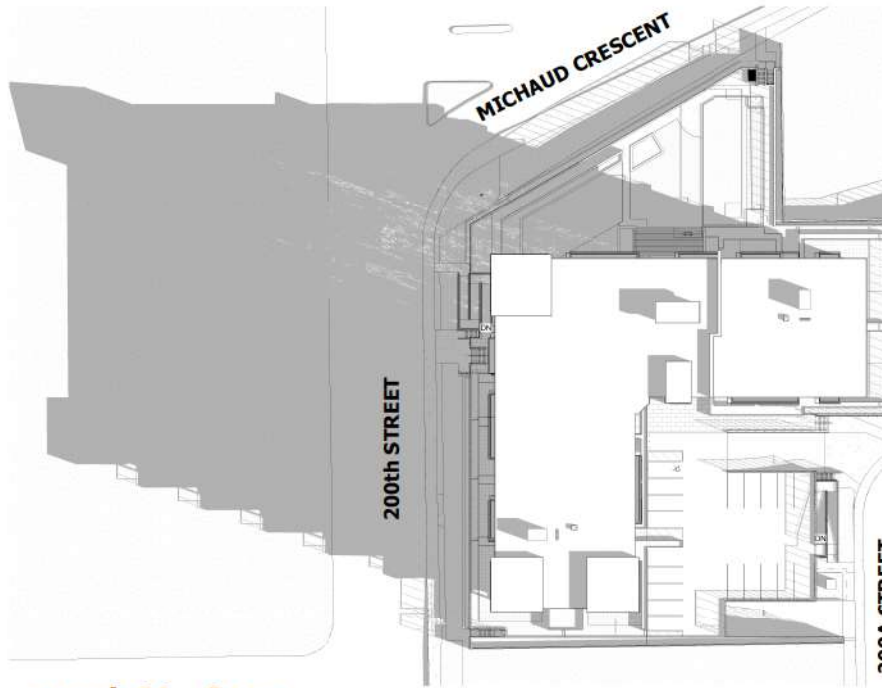
**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-09-24 REVISION #: 2

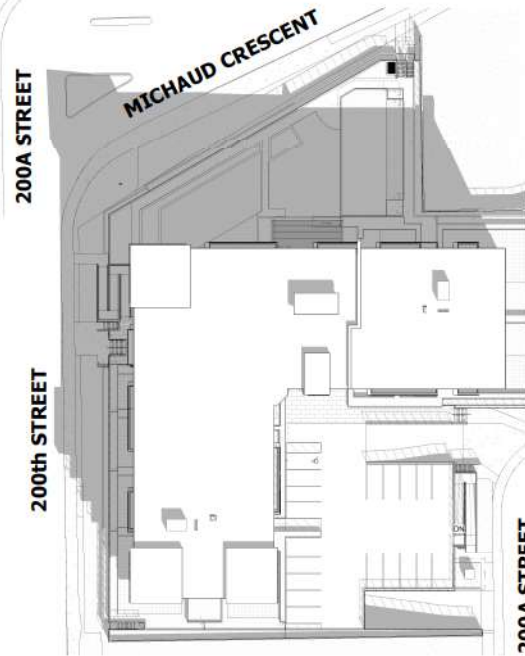
PROJECT NUMBER: 21-121



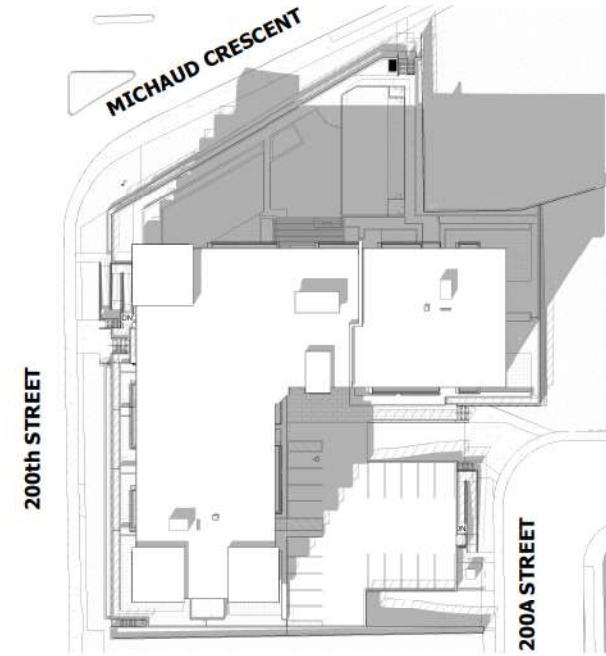
SD5.01



march 21 - 9 am  
1" = 30'-0"



march 21 - 12 pm  
1" = 30'-0"



march 21 - 3 pm  
1" = 30'-0"



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**THE HUDSON**

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

**SHADOW STUDY - MARCH**

SCALE: 1" = 30'-0"



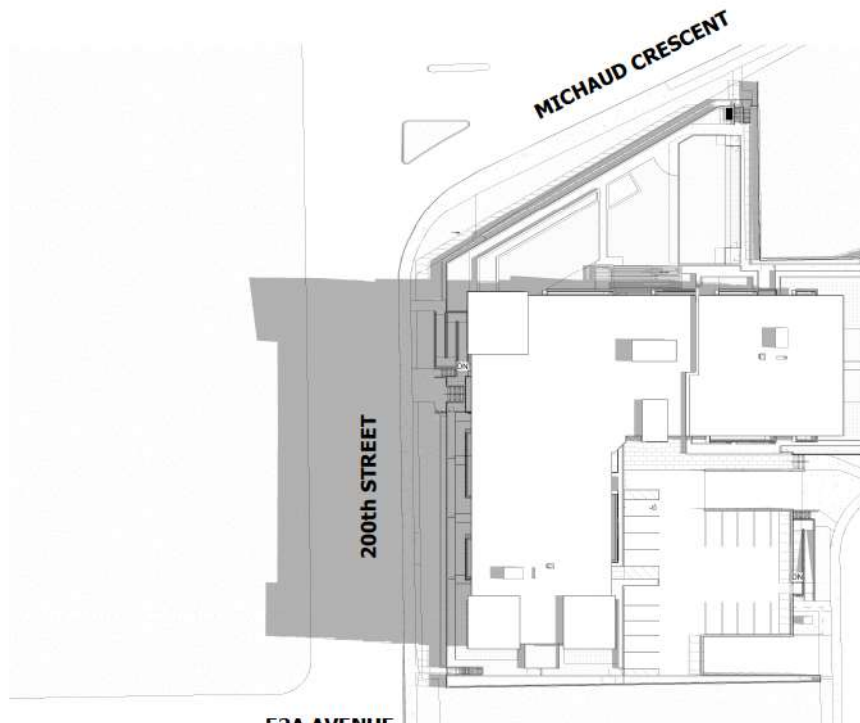
**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-09-24 REVISION #: 2

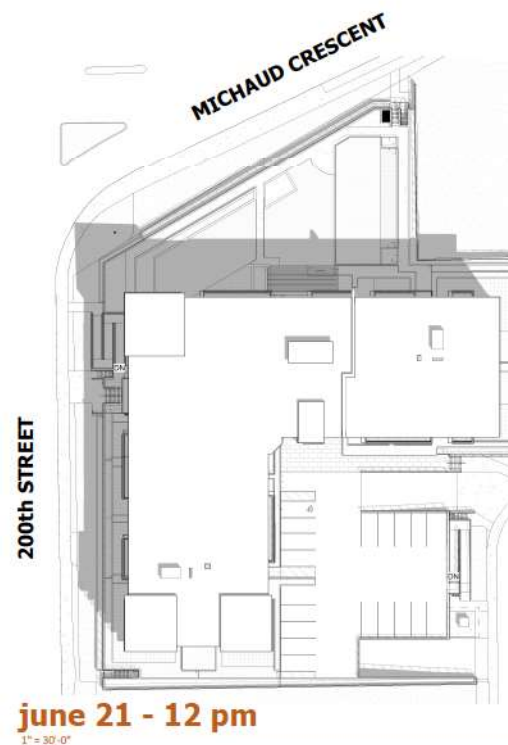
PROJECT NUMBER: 21-121



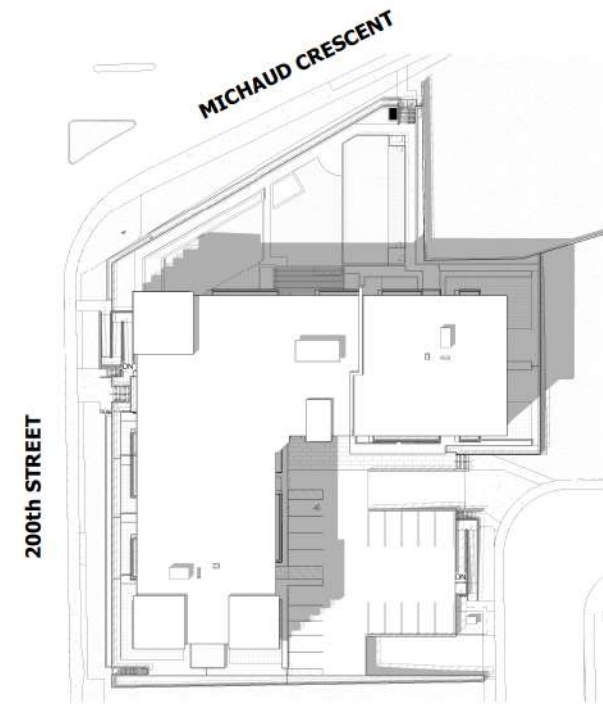
SD5.10



**june 21 - 9 am**  
1" = 30'-0"  
53A AVENUE



**june 21 - 12 pm**  
1" = 30'-0"



**june 21 - 3 pm**  
1" = 30'-0"



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**THE HUDSON**

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 53B STREET, CITY OF LANGLEY, BC

**SHADOW STUDY - JUNE**

SCALE: 1" = 30'-0"



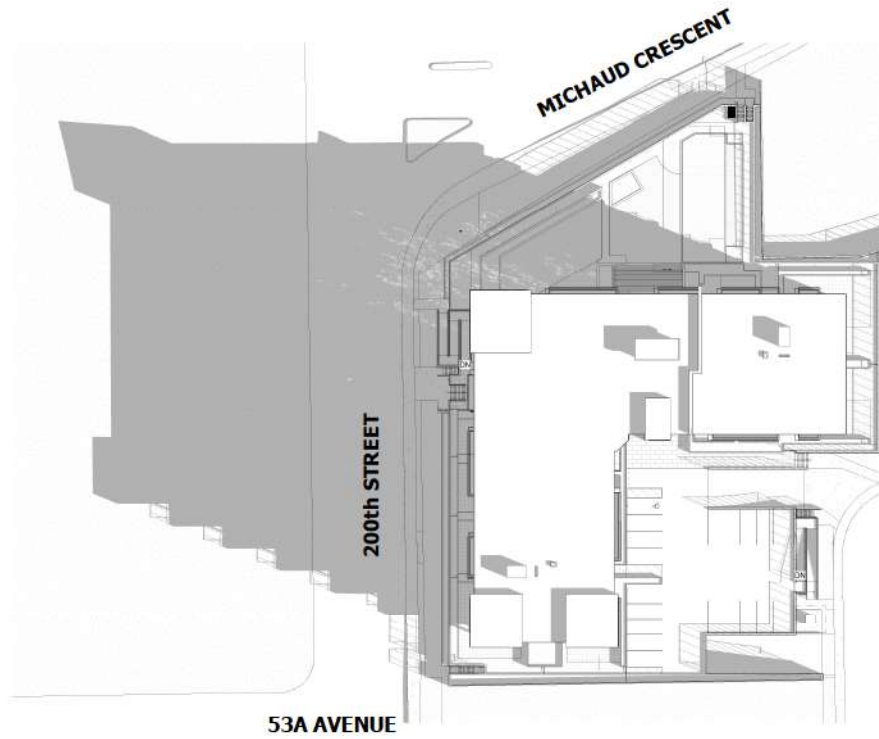
**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



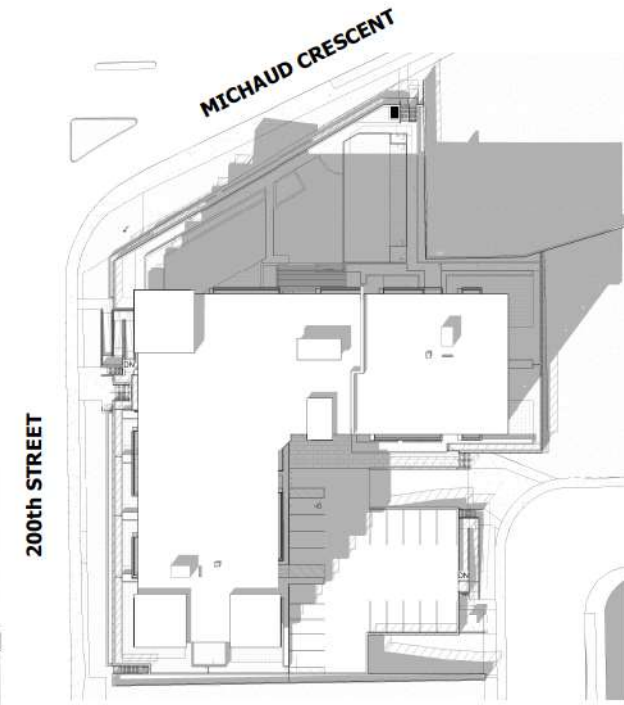
SD5.11



september 21 - 9 am  
1" = 30'-0"



september 21 - 12 pm  
1" = 30'-0"



september 21 - 3 pm  
1" = 30'-0"



THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

SHADOW STUDY - SEPTEMBER

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



SD5.12



north west corner



north east corner



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**THE HUDSON**

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

**3D MASSING PERSPECTIVES**

SCALE: N.T.S.

**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121



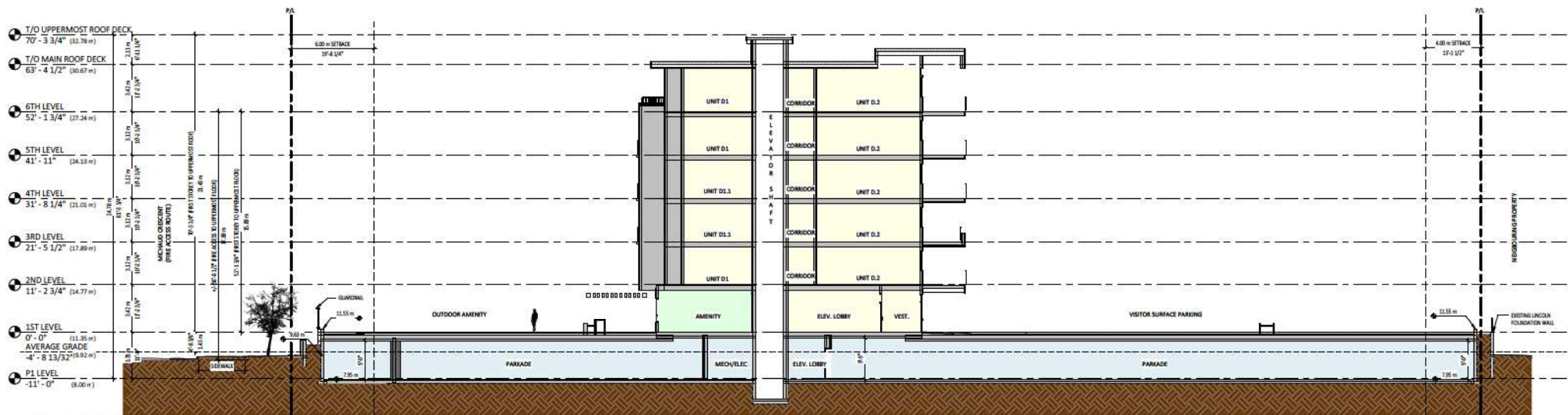
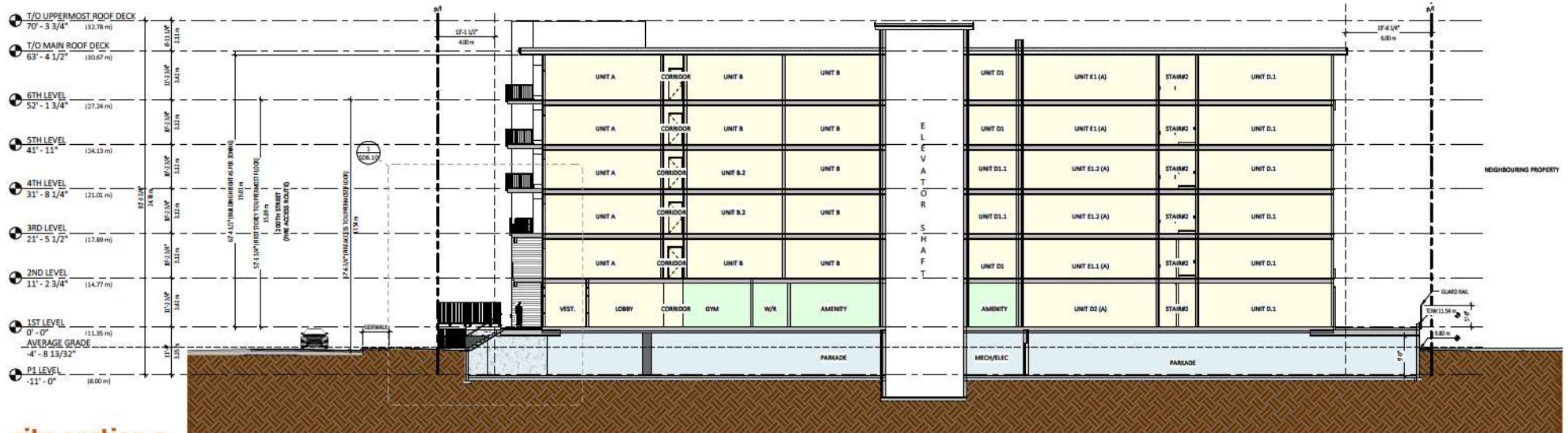
SD5.20



south east corner



south west corner



**THE HUDSON**

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 538 STREET, CITY OF LANGLEY, BC

**SITE SECTIONS**

SCALE: 3/32" = 1'-0"

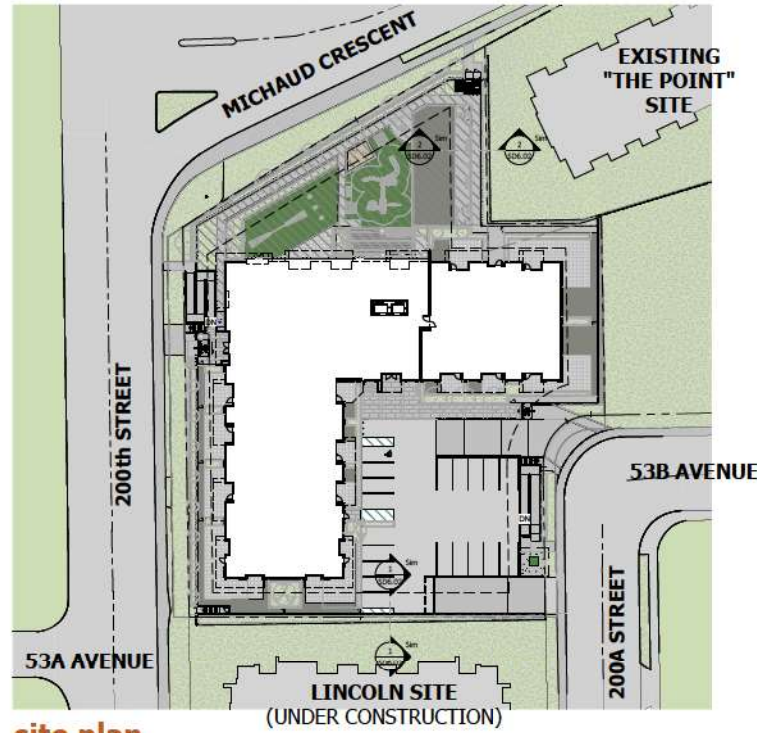
**RE-ISSUED FOR DEVELOPMENT PERMIT**

21-09-24 REVISION #: 2

PROJECT NUMBER: 21-121

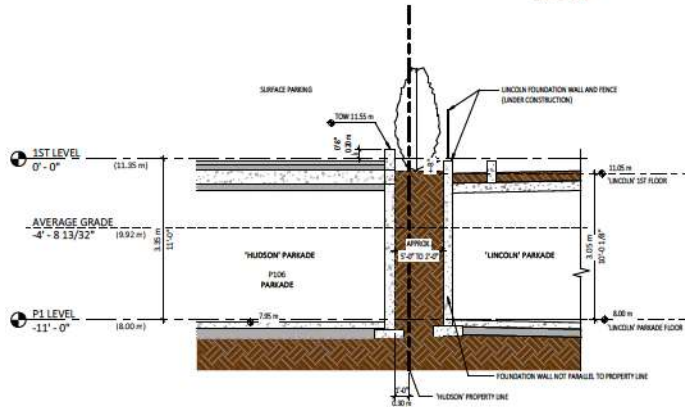


SD6.01



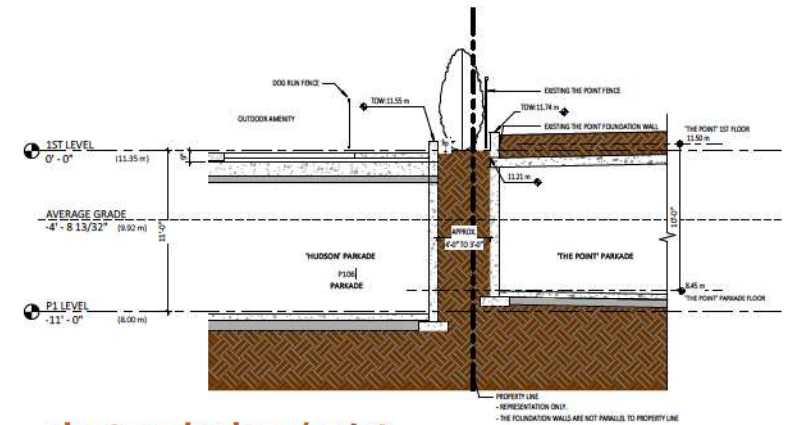
site plan

1/32" = 1'-0"



planter - hudson/lincoln

1/4" = 1'-0"



planter - hudson/point

1/4" = 1'-0"



keystonearch.ca

THE HUDSON

20020 & 20010 MICHAUD CRESCENT, 5380 & 5370 200 STREET,  
5371 & 5381 200A STREET, AND 20031 53B STREET, CITY OF LANGLEY, BC

PLANTER SECTIONS

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

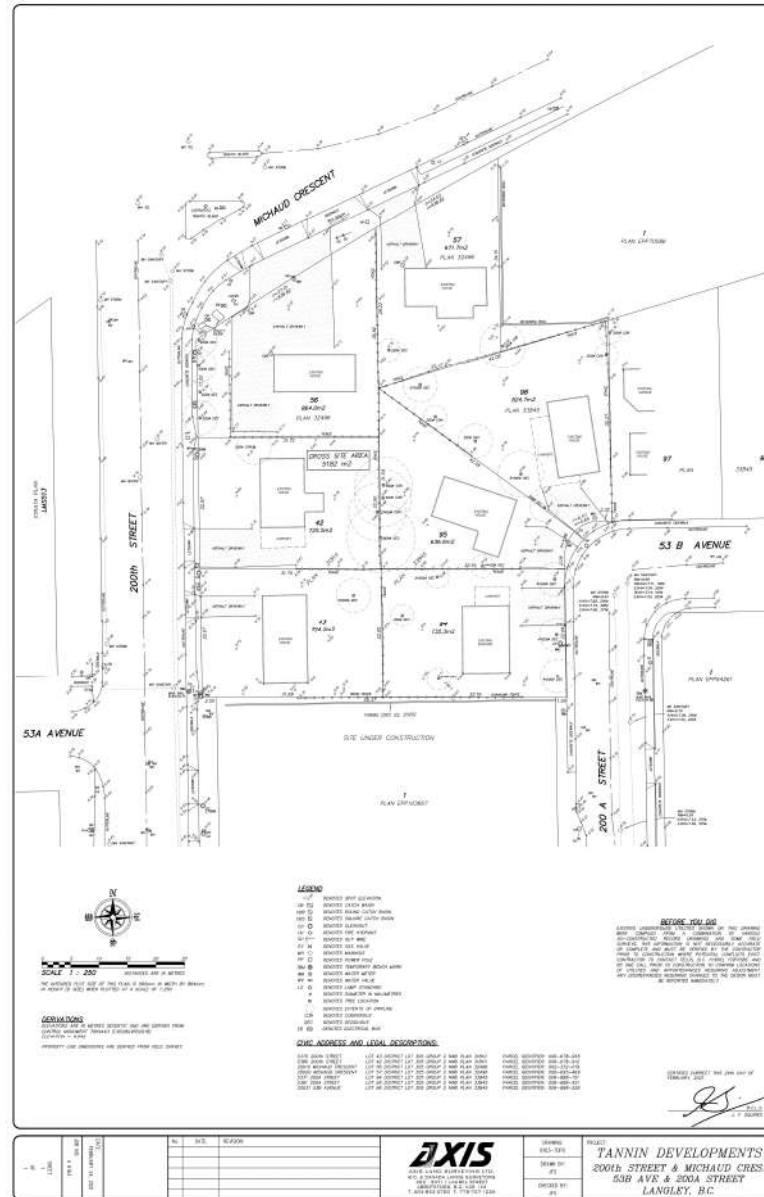
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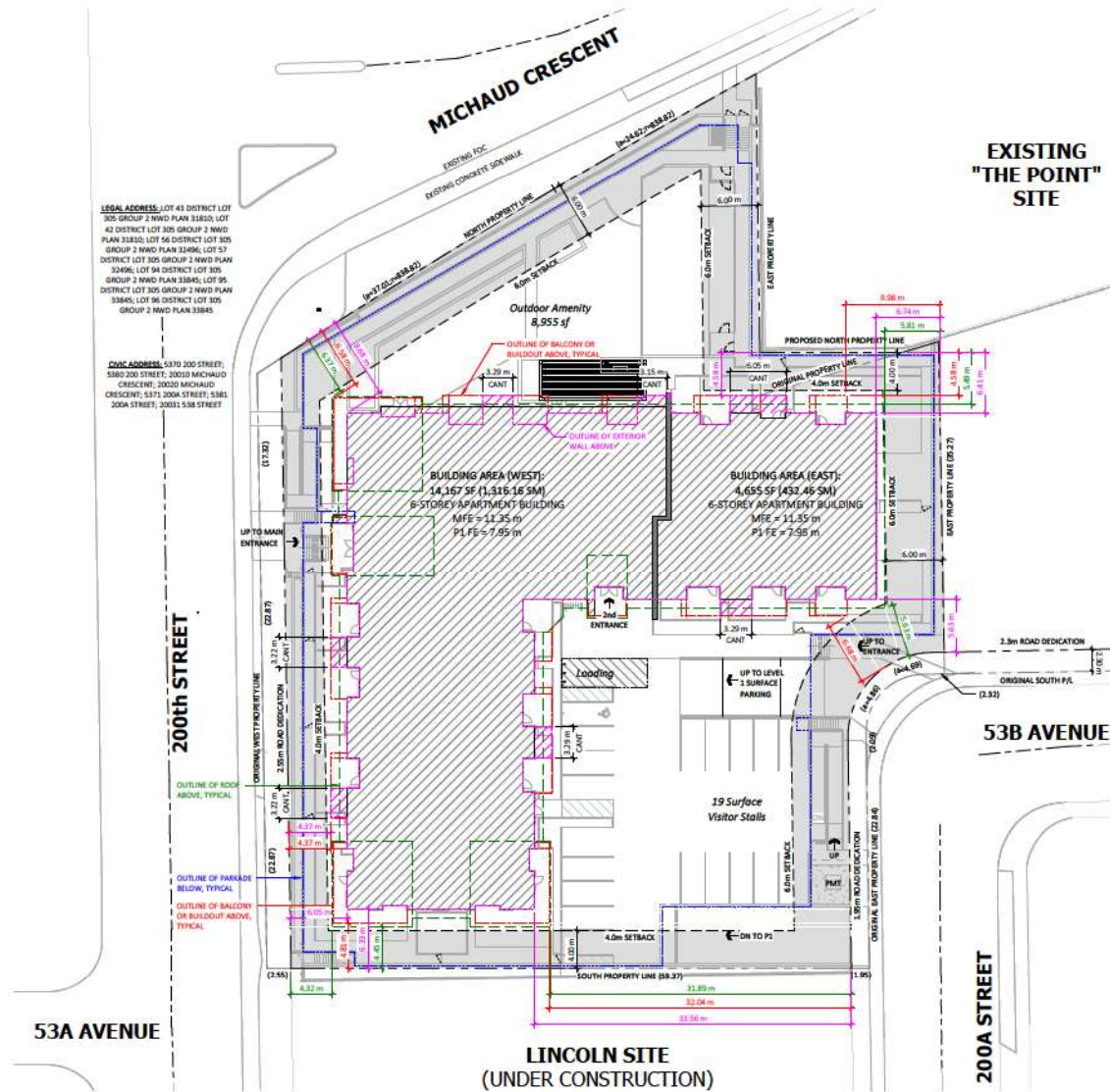
PROJECT NUMBER: 21-121



SD6.02







site layout legend

- ARC LENGTH (m)
- RADIUS (m)
- MFE MAIN FLOOR ELEVATION (m ABOVE SEA LEVEL)
- FE FLOOR ELEVATION (m ABOVE SEA LEVEL)
- BALC BALCONY
- CANT CANTILEVERED (CONDITIONED SPACE)
- STBK SETBACK
- INDICATES OUTLINE OF BALCONY OR BUILDOUT ABOVE
- INDICATES OUTLINE OF EXTERIOR WALL
- INDICATES OUTLINE OF ROOF ABOVE
- INDICATES OUTLINE OF PARKADE

